



R05-16-A-049

## COUNTY OF ST. CLAIR



### St. Clair County Brownfield Redevelopment Authority

Geoffrey Donaldson, Director

December 17, 2015

U.S. EPA

Attn: Mr. Matthew Didier, Region 5 Brownfields Contact - (Email: [Didier.Matthew@epa.gov](mailto:Didier.Matthew@epa.gov))

77 West Jackson Boulevard, Mail Code SE-7J

Chicago, IL 60604-3507

**Re: U.S. EPA Brownfield Coalition Hazardous Substances and Petroleum Assessment Grant Proposal, St. Clair County Brownfield Redevelopment Authority, St. Clair County, Michigan – RFP No. EPA-OSWER-OBLR-15-04**

Dear Mr. Didier:

The St. Clair County Brownfield Redevelopment Authority (SCCBRA) on behalf of the St. Clair County Brownfield Coalition (Coalition) appreciates the opportunity to submit this proposal for a \$500,000 Coalition Assessment Grant apportioned to \$300,000 Hazardous Substances and \$200,000 Petroleum.

St. Clair County consists of 8 cities, 2 villages and 23 townships, many of which are rural. The Coalition, which consists of the SCCBRA, Lead Member, the St. Clair County Land Bank Authority (Land Bank), the Cities of Port Huron and Marysville and Port Huron Township, plans to conduct assessments community-wide; however, the focus will be on our target, coastal communities of the City of Port Huron (especially the Target Neighborhood represented by Census Tract 6200), Port Huron Township and the City of Marysville. These communities are contiguous and represent the greatest concentration of existing and historical industrial activity in the County. These areas also have most of the known contamination in the County, 375 out of 598 total sites or 63% and 50% or 63 of 127 County-wide leaking underground storage tank (LUST) sites. The St. Clair River runs through these coastal communities and has been designated a Great lakes **Area of Concern** by the EPA as a result of decades of contaminated point source and non-point source stormwater runoff and discharges. The contamination has caused Beneficial Use Impairments such as restrictions on fish and wildlife consumption, restrictions on drinking water consumption, beach closing, bird and animal deformities and loss of wildlife habitat.

The Coalition was fortunate to receive \$1,000,000 U.S. EPA Brownfield Coalition Assessment Grant in 2010 (Cooperative Agreement BF-00E00406) for hazardous substances and petroleum contaminated sites. With these funds, we assessed over 30 sites in over 10 communities, including all of our Coalition Partner communities. The assessments addressed approximately 693 acres associated with hazardous substances and over 93 acres associated with petroleum impacts, which will result in over 1,400 new jobs and 264 retained jobs and approximately over \$160 million in investment. Additionally, we worked with the County Drain Commissioner and the County Parks and Recreation Department to assess 178 acres of land that slated for greenspace and recreation. As part of this grant, the Coalition was able to better understand the number of brownfield sites in the County, where they are located and who is most impacted by them. Even with this previous support, St. Clair County has a tremendous industrial legacy that continues to impact our communities who do not have the financial resources to address the daunting number of contaminated brownfield sites that remain.

Most of the County's brownfields sites are located in the urban communities adjacent to low-income minority populations. In one of our target area neighborhoods, a residential/industrial area at the southwest boundary of Port Huron (Census Tract 6200) is 33% minority of which 7.4% are Hispanic. The median household income in this area is \$30,324, well below the US average of \$53,482. Nearly 25% are unemployed. U.S. Census estimates 28.8% of Port Huron families are below the poverty level, compared to the U.S. average of 14.8% and in Census Tract 6200 the rate is even higher at 32.9%. Over 1/3 of the population in the target census tract are children who tend to be much more sensitive to the cumulative effects of environmental conditions. Brownfield sites play a role

**200 Grand River Avenue, Suite 202, Port Huron, MI 48060  
Phone: 810-989-6950 / Fax: 810-987-5931**

in lowering property values and increasing potential health effects caused by lead paint, asbestos and other contaminants. These residents are disproportionately affected by the risks and socio-economic impacts of brownfields sites.

Although conditions in Michigan and St. Clair County have improved recently, this area is still recovering from the automotive industry crash, including plant closings, job loss, etc. From 2000 to 2009, Michigan lost 863,300 jobs or 18.4% of nonfarm payroll employment. Most of these jobs have not returned; according to the U.S. Department of Labor's Bureau of Labor Statistics, Michigan's nonfarm employment as of October 2015 is still down by 400,000 jobs. Since February 2011 until November of 2015, St. Clair County lost 500 jobs due to plant closings. As a result of job losses, plant closings, etc. the County has experienced population loss for years and most recently a decline of 1.8% from 2010 to 2014. As people leave to find jobs, property values, tax revenues, and personal incomes drop. This is painfully evident in our Target Areas, the City of Port Huron and the target neighborhood.

Resources in the State are limited and currently being directed toward larger cities like Detroit which emerged from the largest municipal bankruptcy in U.S. history. The need for federal support is more imperative than before. The EPA Grants offer a strategic means of helping struggling communities in a struggling state which will allow the Coalition's successful brownfield program to continue.

We thank you for your time and consideration of our grant request. Upon your review, if you have any questions or require additional information, please do not hesitate to contact us.

Respectfully Submitted,



Geoffrey E. Donaldson, AICP  
Senior Planner/Project Director



Bill Kauffman  
County Administrator

**Applicant Information:**

Cc: Brad Bradley, USEPA Region

<b>a. Applicant Identification:</b>	St. Clair County Brownfield Redevelopment Authority	<b>ii. Chief Executive:</b>	Bill Kauffman, County Administrator
	200 Grand River Ave.; Suite 202		200 Grand River Ave.; Suite 203
	Port Huron, MI 48060		Port Huron, MI 48060
<b>b. DUNS Number:</b>	69823615	<b>Phone:</b>	(810) 989-6900
<b>c. Funding Requested:</b>		<b>Fax:</b>	(810) 985-3463
<b>i. Grant Type:</b>	Assessment Grant	<b>Email:</b>	bkauffman@stclaircounty.org
<b>ii. Amount</b>	\$500,000	<b>g. Date Submitted:</b>	December 17, 2015
<b>iii. Contamination</b>	Hazardous Substances (\$300,000) Petroleum (\$200,000)	<b>h. Project Period:</b>	Three years
<b>iv.</b>	Coalition	<b>i. Population:</b>	St. Clair County- 160,078 <sup>1</sup> <i>(U.S. Census, Quick Facts)<sup>1</sup></i>
<b>d. Proposed Location:</b>	St. Clair County; City of Port Huron; City of Marysville; Port Huron Township	<i>U.S. Census Bureau, 2010<sup>2</sup></i>	City of Port Huron – 29,168 <sup>1</sup>
<b>e. Not Applicable</b>			City of Marysville – 9,793 <sup>1</sup>
<b>f. i. Project Director:</b>	Geoffrey E. Donaldson, AICP		Port Huron Township – 10,654 <sup>2</sup>
	200 Grand River Ave.; Suite 202		
	Port Huron, MI 48060		
<b>Phone:</b>	(810) 989-6950	<b>j. "Special Considerations" checklist</b>	Attached
<b>Fax:</b>	(810) 966-2892		
<b>Email:</b>	gdonaldson@stclaircounty.org		

## Regional Priorities Form/Other Factors Checklist

Name of Applicant: St. Clair County Brownfield Redevelopment Authority*Regional Priorities Other Factor*

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Region 5: Coordinated Public Funding for Brownfields  
Great Lakes Areas of Concern (AOC)

Page Number(s): 1, 3, 4, 7, 9, 10, 11, and 13

*Assessment Other Factors Checklist*

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
X	Project is primarily focusing on Phase II assessments. <b><i>Assessment Grant funding will utilize 80% or \$400,000 from the total (\$500,000) budget on twenty (20) Phase II ESAs.</i></b>	7 and 8
	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
X	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. <b><i>See also attached WARN Data and Documentation</i></b>	2, 3, 4 and 5

X	<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p> <p><i>Refer to attached documentation.</i></p>	1,11
X	<p>Applicant is a recipient or a core partner of <u>HUD-DOT-EPA Partnership for Sustainable Communities (PSC)</u> grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a <u>HUD Regional Planning</u> or Challenge grant, DOT <u>Transportation Investment Generating Economic Recovery (TIGER)</u>, or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b> <i>Refer to attached documentation.</i></p>	1, 10, 12, 14
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



December 15, 2015

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

**Re: FY2016 U.S. EPA Brownfield Coalition Assessment Designation Letter**

Dear Mr. Donaldson:

Advance Michigan is a Partnership from a 13-county region anchored by the cities of Detroit, Flint, Lansing, Pontiac and Ann Arbor were awarded the Investing in Manufacturing Communities Partnership (IMCP) designation in June of 2014. IMCP will help catalyze and shift the regional economy, providing crucial investment and technical support to ensure a ready workforce, accelerate R&D, and maximize market positioning for manufacturers and emerging technologies.

One of the Areas of Emphasis of Advance Michigan is Infrastructure/Site Development. We understand that the St. Clair County Brownfields Coalition (The Coalition) is applying for a U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments) and we see this effort well aligned with Advance Michigan's mission.

The grant will allow the Coalition to continue a significant brownfield revitalization program that was initiated with the 2010 EPA Brownfield Coalition Grant. Having the resources to assess abandoned and potentially contaminated industrial sites and to conduct cleanup planning allowing blighted and vacant sites to be returned as revenue generating businesses will bring relief to this area. Sites that are assessed can also be returned as green-space, which improves the environment and the quality of life for our community. The grant would significantly strengthen the revitalization efforts of the community and provide necessary incentives to bring new business into the region and eliminate the hazards associated with these sites.

Advance Michigan is pleased to provide this designation letter in support of the St. Clair County Brownfield Coalition funding application.

Sincerely,

A handwritten signature in blue ink that reads "Olga Stella".

Olga Stella  
Chair, Advance Michigan  
COO, Detroit Economic Growth Corporation



FOR IMMEDIATE RELEASE  
May 28, 2014

Contact: Don Tanner or Lexi Cerilli  
248.626.0006

**White House Designates ADVANCE MICHIGAN for Major Funding Award  
*Michigan region to receive portion of \$1.3 billion  
to support manufacturing revitalization***

DETROIT, Mich.—The Obama administration today announced that Advance Michigan, a 13-county Michigan region anchored by the cities of Ann Arbor, Detroit, Flint, Lansing and Pontiac, has been designated to receive major federal investments aimed at revitalizing manufacturing through the **Investing in Manufacturing Communities Program (IMCP)**. The Advance Michigan region was one of roughly a dozen communities designated nationally. All IMCP communities will be eligible for a combined \$1.3 billion in federal funding from 16 federal departments and agencies. Some of these funds will be made available to the regions on a competitive basis.

The Advance Michigan initiative, led by Wayne County EDGE, Workforce Intelligence Network (WIN), and the Center for Automotive Research (CAR) will focus on innovations that support increased efficiency and enhanced safety in the automotive and mobility sector, including:

- Connected and automated vehicle technologies
- Lightweight and multi-material vehicles
- Advanced powertrain and propulsion systems
- World class manufacturing
- Supply chain and logistics systems

Partners are tasked with the development and implementation of a fully-integrated set of strategies to ensure a ready workforce; support for business development; innovation and job creation; and technical and other support for firms, including improvements in site development and infrastructure, access to capital, and process improvement strategies.

“We are thrilled with this tremendous opportunity to foster collaboration, advance innovation and create jobs in our region,” said Robert Ficano, Wayne County Executive. “This initiative is exactly what our state needs to keep our economic growth strong and our workforce ready.”

“Today’s announcement is validation of not only Michigan’s manufacturing prowess, but also the strength of true collaboration,” said Nigel Francis, Senior Vice President, Automotive Industry Office for Michigan Economic Development Corporation and Senior Automotive Adviser to the State of Michigan. “The



initiative being recognized through this designation is in complete alignment with the state's automotive strategy to ensure Michigan's long-term manufacturing leadership to benefit the entire industrial ecosystem. Success will come through sustained collaboration, and this is a great first step."

A central focus of the investment will be growing talent that will support future manufacturing growth. "Partners presented a truly integrated set of strategies that will ensure our region leads the next generation of automotive and other manufacturing innovation," noted Lisa Katz, executive director for WIN. "Underpinning this capability is people, so we are very excited about the potential for new investments in education and training that the designation will make possible."

Other partners involved in the IMCP initiative include Chrysler, Ford, General Motors, Toyota, the United Automobile Workers (UAW), Michigan Economic Development Corporation (MEDC), colleges and universities, economic development agencies, and numerous elected officials including Governor Rick Snyder, Mayor Mike Duggan (Detroit), Mayor Dayne Walling (Flint), Mayor Virg Bernero (Lansing), both U.S. Senators and all 10 members of congress who represent the 13-county region. Over 170 community and business leaders supported the Advance Michigan bid for IMCP designation.

#### **ABOUT ADVANCE MICHIGAN**

*The Advance Michigan region is a partnership between 13-counties in Southeast Michigan (Clinton, Eaton, Genesee, Ingham, Lapeer, Livingston, Macomb, Monroe, Oakland, St. Clair, Shiawassee, Washtenaw, Wayne) and the major cities of Detroit, Flint, and Lansing.*

###

RESOLUTION NO 11-35

ST. CLAIR COUNTY BOARD OF COMMISSIONERS

---

DEPARTMENT OF TRANSPORTATION  
National Infrastructure Investment  
TIGER Discretionary Grant

WHEREAS, the United States Department of Transportation (DOT) has announced the availability of funding for the National Infrastructure Investments or "TIGER" Discretionary Program for 2011; and

WHEREAS, the DOT is authorized to award \$526,944 million in TIGER Discretionary Grants pursuant to Div. B of the Department of Defense and Full-Year Continuing Appropriations Act of 2011 (Pub. L. 112-010, April 15, 2011); and

WHEREAS, the County of St. Clair, MI has determined certain needs for improvement of its county road and bridge infrastructure; and

WHEREAS, St. Clair County, MI has a need for funding to reconstruct Smiths Creek Road from Wadhams Road to the Smiths Creek landfill entrance, the bridge on Smiths Creek Road over Pine River and several culverts; and

WHEREAS, the Solid Waste Management Plan for St. Clair County requires all solid waste generated within St. Clair County must go to the Smiths Creek Landfill on Smiths Creek Road; and

WHEREAS, Smiths Creek Road from Wadhams Road to the Landfill entrance is the only all-season route to the Landfill; and

WHEREAS, local agencies are eligible to apply for TIGER Discretionary Grants and the St. Clair County Road Commission is the local agency with jurisdiction over county roads and bridges in St. Clair County; and

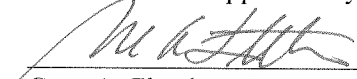
WHEREAS, the St. Clair County Road Commission is applying for a TIGER Grant for this work,

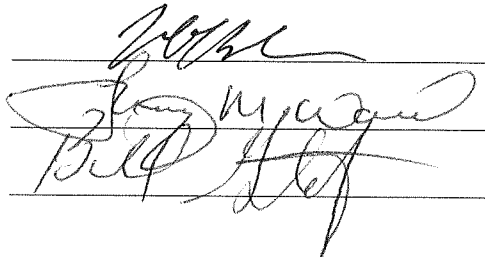
NOW, THEREFORE BE IT RESOLVED, the St. Clair County Board of Commissioners hereby supports the application by the St. Clair County Road Commission for a TIGER Discretionary Grant for the reconstruction of Smiths Creek Road from Wadhams Road to the Smiths Creek Landfill entrance, the bridge on Smiths Creek Road over Pine River and several culverts and pledges \$200,000 as a local match towards the project.

**Dated: September 21, 2011**

ST. CLAIR COUNTY  
BOARD OF COMMISSIONERS:

Reviewed and Approved by:

  
\_\_\_\_\_  
Gary A. Fletcher, Corporation Counsel  
522 Michigan St.  
Port Huron, MI 48060

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# SMITHS CREEK ROAD & BRIDGE RECONSTRUCTION

**APPLICANT/SPONSOR:** St Clair County Road Commission

**TOTAL PROJECT COST:** \$3,850,000

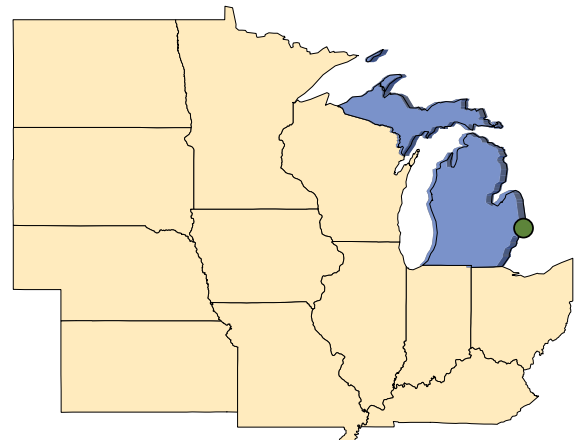
**GRANT FUNDING:** \$3,650,000

## PROJECT DESCRIPTION

The Saint Clair County Road Commission will reconstruct 2.6 miles of Smiths Creek Road from the Smiths Creek Landfill entrance to Wadhams Road and replace the Smiths Creek Road Bridge over the Pine River. The project will resurface Smiths Creek Road and replace a large culvert located east of the bridge. Additionally, the project will replace the structure of Smiths Creek Road Bridge by removing existing beams, repairing abutments, and installing new beams and a new driving surface.

### PROJECT HIGHLIGHTS

- » Increases capacity and ensures the safety of 2,300 users per day
- » Enables all-season access to the Smiths Creek Landfill, supporting the continued use of green technology to create energy at the County's innovative septage bioreactor
- » Allows waste haulers to transport heavier loads, reducing fuel usage and greenhouse gas emissions



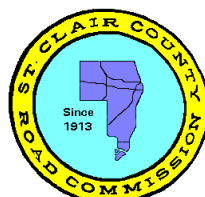
**CENTRAL**

## PROJECT BENEFITS

The project addresses critical needs for the Smiths Creek Road Bridge, which provides essential access to the County's only landfill facility. The project will provide all-weather access to the landfill, which houses the first septage bioreactor in the United States. The septage reactor uses innovative technology to break down residential septic waste and municipal solid waste to create enough methane gas capable of generating up to 3.2 megawatts of electricity, enough energy to power 1,900 homes. The improvements to the road and bridge will ensure the continued flow of waste to the landfill facility, allowing for continued energy production through the septage bioreactor.



U.S. Department  
of Transportation



**TIGER**



**U.S. Department of Transportation**  
Office of the Secretary of Transportation

1200 New Jersey Ave., S.E.  
Washington, DC 20590

## GRANT ADVANCE NOTICE

Date: **12/12/2011**

**NOTICE TO CONGRESS OF DOT DISCRETIONARY GRANT AWARDS:** This notification is provided to the Committee pursuant to one of the following requirements governing the public announcement of a Department of Transportation discretionary grant, letter of intent, or Federal Transit Administration full funding grant agreement:

(1) Currently applicable General Provision of the Appropriations Act or Continuing Resolution governing Department of Transportation appropriations, containing a prohibition on the use of funds made available unless the Secretary notifies the House and Senate Committees on Appropriation not less than three full business days before any discretionary grant award, letter of intent, or full funding grant agreement totaling \$1,000,000 or more is announced by the Department or its modal administrations (A) any discretionary grant program of the Federal Highway Administration including the emergency relief program; (B) the Airport Improvement Program of the Federal Aviation Administration; (C) any grant from the Federal Railroad Administration; or (D) and program of the Federal Transit Administration other than formula grants and fixed guideway modernization programs.

(2) Section 159(b) of the Wendell H. Ford Aviation Investment and Reform Act for the 21st Century (AIR-21).

(3) Section 5334(k) of title 49, United States Code.

Notice:

Title: **US DOT's FY 2011 National Infrastructure Investments or TIGER III Discretionary Grants**  
**Program: Capital Grants**

Grant Amount: **\$ 3,650,000.00**

Description:

The Saint Clair County Road Commission will reconstruct 2.6 miles of Smiths Creek Road from the Smiths Creek Landfill entrance to Wadhams Road and replace the Smiths Creek Road Bridge over the Pine River.

Congressional members affected:

**Candice Miller**

Senators affected:

**Carl Levin**  
**Debbie Stabenow**

Should you have any questions, please contact the Office of Governmental Affairs (202)366-4573.

**Regional Clearinghouse File No: EN 114777**

December 17, 2015

Mr. Geoffrey Donaldson, Director  
St Clair County and its Brownfield Redevelopment Authority  
200 Grand River Ave, Ste 202  
Port Huron, MI 48060

This is to acknowledge receipt of your complete application which you have submitted for review, according to Michigan Federal Project Review System guidelines developed in response to Presidential Executive Order 12372 - Intergovernmental Review of Federal Programs - or according to other state or federal guidelines.

**Funding Agency/Program:** Environmental Protection Agency  
Brownfields Assessment Grants

**Project Title:** Community Wide Assessment - Assessment of Potential Petroleum and Hazardous Substances, Contaminated Brownfields in St. Clair County, Michigan.

Please direct any questions you may have concerning this review to the following SEMCOG staff person:

**Ed Hug, Regional Review Office, at (313) 324-3335.**

A Regional Clearinghouse review will be completed by **Jan 16, 2016**, within the federal time limits.

The following agencies will be contacted for their comments during the review period:

SEMCOG/Plan and Policy Development/CEDS

Please supply them with appropriate information, if requested, to expedite the review process.

**Note:** Applicant is responsible for providing all comments they receive to the funding agency.

For information on intergovernmental review in Michigan go to <http://www.semcog.org/About-SEMCOG/What-We-Do/Clearinghouse-Review>

1001 Woodward, Suite 1400 • Detroit, Michigan 48226 • (313) 961-4266 • Fax (313) 961-4869 • [www.semcog.org](http://www.semcog.org)

U.S. Department of Housing  
and Urban Development

**Certification of Consistency with Sustainable Communities Planning and Implementation**

I certify that the proposed activities/projects in this application are consistent with the Livability Principles advanced by communities in the FY2010 Sustainable Communities Regional Planning and HUD-DOT Challenge Grants.

(Type or clearly print the following information)

Applicant Name: St. Clair County Brownfield Redevelopment Authority

Name of the Federal Program to  
which the applicant is applying: Environmental Protection Agency/Brownfields Assessment and Cleanup Cooperative Agreements

Name of the Preferred Sustainable  
Communities Status Community: SEMCOG (Southeast Michigan Council of Governments)

I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the designated Point of Contact of the HUD designated Preferred Sustainability Status Communities, further the purposes of the regional planning grant program;
- (2) The applicant's proposed activities either directly reflect the Livability Principles cited and contained in HUD's General Section to the FY2011 NOFAs or will result in the delivery of services that are consistent with the goals of the Livability Principles;
- (3) The applicant has committed to maintain an on-going relationship with the HUD Preferred Sustainability Status Communities for the purposes of being part of the planning and implementation processes in the designated area.

Name of the Official Authorized to Certify the Preferred  
Sustainable Communities Status meets  
the above criteria to receive bonus points: \_\_\_\_\_

Title: Finance Manager

Organization: Seefeast Michigan Council of Governments

Signature: Jody Egeon

Date 12/17/2015  
(mm/dd/yyyy)

## Narrative Proposal

### 1. Community Need:

#### a. Targeted Community and Brownfields

**i. Targeted Community Description:** St. Clair County (est. 1820) represents the easternmost point of Michigan and is one of 5 counties that make up the “thumb” region. The 58-mile eastern border of the county separating Michigan from Canada is primarily composed of the St. Clair River which connects Lake Huron to Lake St. Clair. The County's massive watershed of mostly agricultural lands is drained by 149 miles of rivers and 810 miles of tributaries. This paddler's paradise is known as the “Blueways of St. Clair.” One such water trail, the Island Loop Route, has been designated as a National Water Trail by the U.S. Department of Interior. This is the first in Michigan and one of only 14 in the nation ([stclaircounty.org](http://stclaircounty.org)).

St. Clair County is the cornerstone of the Blue Water Area, known for the Blue Water Bridge, the 2<sup>nd</sup> busiest international crossing to Canada (Ontario) due to its proximity to large economic and population centers in Detroit and Toronto. Historically, this waterway and eventually the bridge attracted commerce which brought a convergence of industry, rail and major transportation routes (I-69 and I-94) to the City of Port Huron (County seat), concentrated along the St. Clair River south to the City of Algonac. The River became a resource for water, shipping, and waste disposal. Coal and aggregate docks, fueling depots, power plants and other sources of contamination burgeoned along the River. At the turn of the last century the automotive industry exploded in St. Clair County, but this boom ended when Michigan entered its “one-state recession” during the first decade of the 21<sup>st</sup> century. Since 2001, Michigan's workforce has declined by 10%, while the U.S. work force has grown by almost 10% ([michiganecconomy.chicagofedblogs.org](http://michiganecconomy.chicagofedblogs.org)). This decline has left industrial buildings and infrastructure vacant, abandoned, and underutilized, and property impacted with petroleum, metals, solvents, and other chemicals. Unfortunately, due to decades of pollution, our beautiful river was designated a **Great Lakes Area of Concern (AOC)**. Over the last few years the **AOC** has received over \$8 million of GLRI funding to remove several of the many Beneficial Use Impairments (BUIs), yet there is still much more that needs to be done. To assist with minimizing residential septic waste to the watershed, St. Clair County operates the first septage bioreactor in the United States at their Smiths Creek Landfill. The bioreactor uses innovative technology to breakdown residential septic waste and municipal solid waste to create enough methane gas capable of generating up to 3.2 megawatts of electricity ([www.ebw.tv/PlayVideo?vid=47193&aid=1&cid=1022&d=Inside\\_happenin](http://www.ebw.tv/PlayVideo?vid=47193&aid=1&cid=1022&d=Inside_happenin)). In order to accommodate the increased traffic, increase all-season access and allow for heavier loads reducing fuel usage and greenhouse gas emissions, the County received a **TIGER** grant to reconstruct a portion of the public road to the landfill (refer to Other Factors Checklist). Due to its manufacturing heritage, St. Clair County Brownfield Coalition is a designated partner in the Advance Michigan Initiative which in 2014 received the federal **Investing in Manufacturing Communities Program (IMCP)** designation (refer to Other Factors Checklist).

The County consists of 8 cities, 2 villages and 23 townships, many of which are rural. The Brownfield Coalition, which consists of the St. Clair County Brownfield Redevelopment Authority (SCCBRA, Lead Member), the St. Clair County Land Bank Authority (Land Bank), the City of Port Huron, the City of Marysville and Port Huron Township, plans to conduct assessments **community-wide**; however, the focus will be on our target, coastal communities of the City of Port Huron (especially the **Target Neighborhood** represented by Census Tract 6200), Port Huron Township and the City of Marysville. These are contiguous and represent the greatest concentration of existing and historical industrial activity in the County. These areas also have most of the known contamination in the County, 375 out of 598 total sites or 63% and 50% or 63 out of 127 County-wide leaking underground storage tank (LUST) sites ([Michigan.gov/deq](http://Michigan.gov/deq) – Facility Inventory).

**ii. Demographic Information:** Most of the County's brownfields sites are located in the urban communities adjacent to low-income minority populations. In one of our **target area neighborhoods**, a residential/industrial area at the southwest boundary of Port Huron (**Census Tract 6200**) is 33% minority of which 7.4% are Hispanic ([usa.com](http://usa.com) – 2010). The median household income in this area is \$30,324, well below the US average of \$53,482 (US Census Quickfacts V2014). Nearly 25% are unemployed ([usa.com](http://usa.com) 2008-12). U.S. Census estimates 28.8% of Port Huron families are below the poverty level, compared to the U.S. average of 14.8% (US Census Quickfacts V2014) and in **Census Tract 6200** the rate is even higher at 32.9% ([usa.com](http://usa.com) 2008-12). Over 1/3 of the population in the target census tract are children ([usa.com](http://usa.com) – 2010) who tend to be much more sensitive to the cumulative effects of environmental conditions. Brownfield sites play a role in lowering property values and increasing potential health effects caused by lead paint, asbestos and other contaminants. These residents are disproportionately affected by the risks and socio-economic impacts of brownfields sites.

Demographic Information					
	Population	Unemployment Rate	Poverty Rate	Percent Minority	Median Household Income
Target Neighborhood Census Tract 6200	4,698 <sup>4</sup>	24.4% <sup>5</sup>	32.9% <sup>5</sup>	33% <sup>4</sup>	\$30,324 <sup>5</sup>
City of Port Huron	29,168 <sup>1</sup>	8.9% <sup>8</sup>	28.8% <sup>1</sup>	16.0% <sup>1</sup>	\$32,888 <sup>1</sup>
City of Marysville	9,793 <sup>1</sup>	6.6% <sup>8</sup>	9.2% <sup>1</sup>	2.5% <sup>1</sup>	\$53,786 <sup>1</sup>
Port Huron Township	10,654 <sup>2</sup>	18.3% <sup>3</sup>	14.9% <sup>7</sup>	11.7% <sup>6</sup>	\$45,307 <sup>7</sup>
St. Clair County	160,078 <sup>1</sup>	6.6% <sup>8</sup>	15.8% <sup>1</sup>	6.1% <sup>1</sup>	\$48,703 <sup>1</sup>
Michigan	9,909,877 <sup>1</sup>	5.0% <sup>8</sup>	16.2% <sup>1</sup>	20.1% <sup>1</sup>	\$49,087 <sup>1</sup>
United States	318,857,056 <sup>1</sup>	5.0% <sup>8</sup>	14.8% <sup>1</sup>	22.6% <sup>1</sup>	\$53,482 <sup>1</sup>

Sources: <sup>1</sup>U.S. Census Bureau, Quick Facts; <sup>2</sup>U.S. Census Bureau, 2010; <sup>3</sup>USCensus, 2009-2013; <sup>4</sup>usa.com – 2010; <sup>5</sup>usa.com-2008-2012; <sup>6</sup>SEMOG – 2010; <sup>7</sup>SEMOG – 5yrACS2010; <sup>8</sup>U.S. Department of Labor/Bureau of Labor Statistics

**iii. Description of Brownfields:** The focus of our **target area** stretches from the City of Port Huron at the north end, into our **target neighborhood (Census Tract 6200)**, which includes Port Huron Township into the City of Marysville to the south. In these areas, historic and current industrial use has been concentrated from the St. Clair River at its eastern boundary continuing inland approximately 4 miles. In this area alone are 63% of sites of known contamination and 50% of the known LUST sites in the County (375 sites out of 598) (Michigan.gov/deq) which are dumps, landfills, power plants, dry cleaners, scrapyards, and vacant industrial sites. The concentrated urban areas of low-income, minority (including Hispanic) residents are disproportionately at contaminant exposure risk through the inhalation of wind-borne heavy metals and VOCs, and contaminated stormwater runoff. Volatile vapor intrusion into crawlspaces/basements of adjoining residences poses health threats. The contaminants, exposure pathways, and health effects associated with several of the County's largest and numerous brownfield sites are described below:

**Port Huron Industrial Park:** Contamination has been discovered throughout the industrial park in the City of Port Huron. Several sites have been closed, vacated or converted to warehousing. Groundwater and soil contamination including VOCs (TCE), PNAs, metals and petroleum (BTEX) compounds, is prevalent in several areas and has not been defined or understood as to its effect on downgradient residents as it migrates toward the St. Clair River. These contaminants appear to be associated with past manufacturing operations that primarily supported the automotive industry.

**Anchor Recycling (Former Blue Water Recycling), Port Huron Township:** This 10-acre site is located in Port Huron Township at the Port Huron city line, which includes Target Neighborhood Census Tract 6200. The site historically contained numerous USTs, a maintenance facility, and dump reportedly used for draining oils containing PCBs from transformers. Vagrants, frequent fires, and diesel exhaust and dust from truck traffic from current operations plague area residents. The Our Lady of Guadalupe Hispanic Mission serving the neighborhood is located immediately across the street. According to the USA.Com – 2010 data, 33% of the residents in the neighborhood surrounding Anchor Recycling are minority, of which 7.4% are Hispanic, whereas Hispanic residents account for only 2.8% and total minority races of 5.6% of the County's population overall. This data indicates there is a greater concentration of a minority population in an area that has the majority of brownfield sites with known contamination, demonstrating a disproportionate impact. Health threats include the potential for dermal contact, air inhalation, and vapor intrusion exposures from contaminated soil and groundwater. These threats can cause skin conditions, liver damage, leukemia and anemia and other potential ailments (ATSDR – Toxic Substances Portal).

**Grand Trunk Rail Yard and Dumps, Port Huron Township:** Remnants of a massive rail car painting and maintenance facility that operated for decades now sits dormant on a vacant 100-acre parcel adjacent to a low-income, minority, and Hispanic area. In the immediate vicinity are many other state-listed contaminated sites such as the Winchester Dump, A&B Waste Disposal, and Hoover Chemical. Health threats include potential dermal contact, air inhalation, and vapor intrusion exposures.

**Former DTE Power Plant and Oil Terminal, Marysville:** The coal-powered Marysville Power Plant, located on a 20-acre site along the St. Clair River, operated from 1922 until 2001, and was finally decommissioned in 2011. It is being demolished, and was identified as one of the St. Clair County Brownfield Coalition's

(Brownfield Coalition) top priorities in its Site Inventory activities from its 2010 EPA Assessment Grants. Almost one-third of the Brownfield Coalition's previous assessment grant funds were dedicated to this project to better understand the environmental issues. Additionally, the oil terminal adjacent to the power plant which received product and stored it in a large aboveground (50-60 million-gallon) tank is currently out of service. Both locations have contamination related to petroleum (BTEX and PNAs) and metals such as arsenic, mercury, and selenium. The sites are considered a prime area for redevelopment but will need assessments once demolition is completed.

*Abandoned Rubber Manufacturing and former "Bomb" Manufacturing, Marysville:* In the early 1900s, Marysville was a center for rubber product and automotive manufacturing (St. Clair Rubber Company). Many of these industrial facilities, listed in the MDEQ's Inventory of Facilities and the Brownfield Coalition's Site Inventory List, now sit vacant, partially collapsed and stripped of value, surrounded by neighborhoods built for plant workers. Chlorinated solvents and other drummed waste were commonly dumped on and adjacent to these facilities presenting significant exposure threats to site occupants and nearby residents, including the potential for dermal contact, air inhalation, and vapor intrusion from contaminated soil and groundwater. Health effects include nerve, kidney, and liver damage (ATSDR – Toxic Substances Portal).

**iv. Cumulative Environmental Issues:** Too many disadvantaged residents are disproportionately placed at risk living among brownfield sites. In addition to the number of sites that may be contributing contamination, our **target area** and specifically the low-income, minority concentrated, **target neighborhood 6200**, many operational activities also contribute environmental hazards. These include diesel exhaust and potentially contaminated dust from semi-truck and rail traffic from the industrial areas. There are four power plants located along the St. Clair River, one in Marysville (decommissioned in 2011), two in the city of St. Clair, just south of Marysville, and one in East China. These plants, which burn coal and natural gas, have emissions that are in and around the residents of our target area. During work proceeding from our previous assessment grant, we have found large amounts of fly ash distributed as fill material and overgrown with weeds and brush. The dust contains mercury, arsenic and other metals that can contribute to health issues such as asthma.

The St. Clair River has been designated a **Great Lakes Area of Concern (AOC)** by the U.S. EPA as a result of decades of contaminated point source/non-point source stormwater runoff and discharges due to intensive agriculture and industrial development in and around the cities of Port Huron and Sarnia, Ontario. The contamination has caused **Beneficial Use Impairments** such as restrictions on fish and wildlife consumption, restrictions on drinking water consumption, beach closings, bird and animal deformities and loss of fish and wildlife habitat ([epa.gov/glnpo/aoc/stclair/](http://epa.gov/glnpo/aoc/stclair/)). Many low-income residents in our **Target Community** rely on fish from the River as food source. They unfortunately receive a double-dose of contamination, first in and adjacent to their neighborhoods, and secondly when they consume contaminated fish.

Any freighter navigating between the lower and upper Great Lakes must pass through St. Clair County on the St. Clair River, and the exhaust compromises air quality. Finally, Imperial Oil ([imperialoil.ca](http://imperialoil.ca)) operates a huge refinery that produces a wide range of petrochemical products including polyethylene, solvents, gasoline, aviation fuel, diesel, home heating fuel and marine fuel. It is located immediately across the St. Clair River from the **City of Port Huron** and specifically the low-income, high poverty, minority concentrated, **target neighborhood, Census Tract 6200**. Targeting brownfield properties here and in our target area will assist with eliminating health risks associated with contamination, promote redevelopment, which can increase property values and create jobs, in turn raising the standard of living.

**b. Impacts on Targeted Community:** Brownfield sites adversely affect low-income populations within the County, since many reside in close proximity to abandoned industrial areas. According to the Michigan Department of Community Health, the most significant exposures to cancer-causing chemicals occur in the workplace. Today's brownfields are the workplaces of previous generations. As noted above, this area has compounded risks due to the other potential contributors to contaminants and typically will disproportionately affect sensitive populations including children and the elderly. Not only is poverty an issue in our **Target community** (32.9% living below the poverty line, ([usa.com](http://usa.com) – 2008-2012)), there is a significant population of poor children (32%) and elderly (14%) ([usa.com](http://usa.com) – 2010).

Sensitive Populations	Children <19	Elderly >65 years of age	Low-income Population Living Below Poverty Line	% Minority
-----------------------	-----------------	--------------------------------	---	---------------



	<i>years of age</i>			
<b>Target Neighborhood Census Tract 6200</b>	32% <sup>1</sup>	14% <sup>1</sup>	32.9% <sup>2</sup>	33% <sup>1</sup>
<b>City of Port Huron</b>	28.5% <sup>3</sup>	13% <sup>3</sup>	28.8% <sup>4</sup>	16% <sup>4</sup>
<b>St. Clair County</b>	26.3% <sup>3</sup>	14.6% <sup>3</sup>	15.8% <sup>4</sup>	6.1% <sup>4</sup>

SOURCES: <sup>1</sup>usa.com – 2010; <sup>2</sup>usa.com-2008-2012; <sup>3</sup>U.S. Census-2010; <sup>4</sup>U.S. Census Bureau, Quick Facts

St. Clair County, including our **Target Areas**, also experiences the negative health effects of brownfields. Many residents are exposed to chemicals, asbestos, lead, gasoline from LUSTs, and various solvents that increase their risk of lead poisoning, asthma, lung diseases, contributing to cancer risk. Lower income children typically rely on Medicaid for insurance coverage, and according to the Epidemiology of Asthma in Michigan 2012 Report, the prevalence of persistent asthma among children in the Michigan Medicaid program increased 7.7% from 5.1% in 2005 to 5.5% in 2010. The hospitalization rate per 10,000 people in St. Clair County having asthma, is significantly higher in the black community, 37.8, than the rate in the white community, 11.9 (Asthma Initiative of Michigan, 2011-2013). According to the CDC, black children are two times more likely to suffer from asthma than white children ([cdc.gov/asthma/](http://cdc.gov/asthma/)). This statistic does not bode well for our **target communities** that have a high minority population which include Black and Hispanic peoples at 16% for the **City of Port Huron** and 33% for our **Target Neighborhood**. Most people, including children, pregnant women, and the elderly, cannot bike or walk in their neighborhoods without a potential exposure to contamination or access to abandoned industrial facilities. The sensitive populations identified in our target area have a greater risk of developing diseases, many which can be attributed to environmental causes. Compounding these concerns are the **Beneficial Use Impairments** such as restrictions on fish consumption associated with the **St. Clair River AOC**. Low-income pregnant women, young children and elderly who may rely on fish from the river to feed their families are at higher risk for disease and impacts to unborn children.

### c. Financial Need

**i. Economic Conditions:** Although conditions in Michigan and St. Clair County have improved significantly over the last several years, this area is still recovering from the crash of the automotive industry, including plant closings, job loss, etc. Since the 2000 until July of 2009, Michigan lost 863,300 jobs or 18.4% of nonfarm payroll employment in the state. Most of these jobs have not returned; according to the U.S. Department of Labor's Bureau of Labor Statistics, Michigan's nonfarm employment as of October 2015 is still down by 400,000 jobs ([michiganconomy.chicagofedblogs.org](http://michiganconomy.chicagofedblogs.org)). Since February 2011 until November of 2015, St. Clair County has lost 500 jobs due to plant closings (WARN: Michigan Department of Technology, Management and Budget).

As a result of job losses, plant closings, etc. St. Clair County has experienced population loss for years and most recently a decline of 1.8% from 2010 to 2014 (US Census Quick Facts – St. Clair County). As people leave to find jobs, property values, tax revenues, and personal incomes drop. This is painfully evident in our Target Areas, the **City of Port Huron** and the target neighborhood (**Census Tract 6200**). The target neighborhood is a mixed residential/industrial area at the southwest boundary of Port Huron in which the population is 33% minority of which 7.4% are Hispanic (usa.com – 2010). The median household income in this minority concentrated area is \$30,324, well below the US average of \$53,482 (US Census Quick Facts). Nearly 25% of its residents are unemployed (usa.com 2008-12). U.S. Census estimates 28.8% of Port Huron families are below the poverty level, compared to the U.S. average of 14.8% (US Census Quick Facts) and in this **census tract 6200** the rate is even higher at 32.9% (usa.com 2008-12). Over one-third of the population in the target census tract are children (usa.com – 2010) who are more sensitive to environmental conditions, which tend to be cumulative, thereby increasing the chance of health problems later in life.

The State of Michigan has severely minimized the incentives it provided in years past, and is running out of funds to assess and clean-up sites. The State supported brownfield redevelopment through the Clean Michigan Initiative Bond Fund which started in 1998, but these funds are almost completely expended. Furthermore, limited State resources are being targeted at the larger cities such as Detroit, which emerged from the largest municipal bankruptcy in history. Without State assistance, the Brownfield Coalition needs

assistance from EPA's Brownfield Program. The State has one of the best brownfield programs in the nation. However, with the suffering economy in Michigan and the State's dwindling funds, the County is relying on private investment to redevelop sites, which is very limited.

**ii. Economic Effects of Brownfields:** A study conducted in 2013 identified a looming fiscal crisis for many local units of government in Michigan. Revenue sources have changed significantly, much attributed to a drop in taxable value on properties, -10% for counties and townships, and -20% for cities (*southwestmichiganfirst.com/local government fiscal study*). When over 50% of the municipal budget is dedicated to public safety (police and fire), little remains to address issues related to land use, i.e., planning, environmental issues, cleanup, blight elimination, etc. The loss in population and jobs has put a tremendous burden on the County and the municipalities as income and property tax revenues have plummeted. Perceived and/or real environmental issues in our Target Area will continue to depress property values without resources to identify sites, assess conditions and provide solutions for safe reuse, cleanup, and management. In addition to a reduction in tax revenue, contaminated, vacant industrial properties do not produce jobs or income.

In 2014 it was announced that the City of Port Huron received \$1 million in funding from the U.S. Department of Treasury's Hardest Hit program, administered through the Michigan State Housing Development Authority's (MSHDA) blight elimination program. The City was chosen by MSHDA based on an evaluation system that included residential housing vacancy rates (*mlive.com* – 12/17/14). In the City of Port Huron, the vacancy rate is 12% (*semcog.org* – census 2010). In our **target neighborhood (Census Tract 6200)** the vacancy rate is 15.4% (*usa.com* – 2010). It is evident through this award that this community needs assistance to stem this situation. Residential vacancy and blight destabilizes neighborhoods, inviting crime and lowering taxable values. Additionally, the St. Clair County Land Bank can help secure vacant, blighted tax foreclosed properties to assist with neighborhood stabilization, blight elimination, demolition and other tools. This problem is also evident in the number of properties that the County Treasurer/Land Bank is foreclosing on due to non-payment of taxes which amounted to 765 properties since 2010 and 153 in 2015 alone (St. Clair County Treasurer's Office).

Much of Michigan's Brownfield Redevelopment program relies upon tax increment financing to pay for environmental assessment, remediation costs, and other eligible activities, reimbursing non-liable developers over time from the tax increment created by the development. While these programs are valuable, they do not provide advance funding for assessment and cleanup, especially for lower income entrepreneurs who may not have access to financial capital. Since brownfields typically lack collateral value, traditional financing cannot be secured to cover upfront environmental assessments at project inception. For instance, residents in the City of Port Huron and specifically the target area Census Tract 6200 are unemployed and poor (24.4% unemployment and 32.9% poverty rate, respectively, (*usa.com*)) without resources to borrow money to buy property or make improvements to their homes and businesses.

Assessment of brownfields is a critical first step in stimulating St. Clair County's revitalization because redevelopment reduces the stigmas associated with the area's depressed economy; reduces fears in redeveloping brownfield properties by identifying environmental issues; attracts new businesses to the region who may overlook this strategic location by one of the U.S.'s busiest international crossings.

## **2. Project Description and Feasibility of Success**

### **a. Project Description, Project Timing and Site Selection**

The Brownfield Coalition is requesting a \$300,000, Community-wide Hazardous Substances Assessment Grant and \$200,000, Community-wide Petroleum Assessment Grant. The Brownfield Coalition experienced much success with their previous Hazardous Substances and Petroleum Assessment Grants, and we strive to continue this success by primarily assessing sites to understand and alleviate the impacts from brownfield sites. County-wide, this project will be critical for realizing the ultimate vision of ensuring brownfield redevelopment contributes to the well-being of the community in concert with our targeted community's land-use and revitalization plans. This is accomplished by 1) understanding the conditions that make a site a brownfield (i.e., contaminated, blighted); 2) arriving at solutions for alleviating the brownfield conditions (i.e., cleanup, due care or continuing obligations, compatible re-use); 3) provide tools, resources and incentives to implement the solutions; and 4) educate the community allowing informed decisions on options for specific brownfield properties, thereby eliminating adverse conditions.

**i. Project Description:** The Brownfield Coalition intends to assess as many of the sites of known contamination as possible, with a minimum of 5 sites and at least one site in each of the Coalition Members' communities. It intends to focus Assessment Grant funds in these coastal communities and low-income and minority populated areas. Focusing on contaminated brownfield sites in urban, low-income

areas, will accomplish three major goals: 1) addressing environmental justice concerns of susceptible populations, 2) preventing additional urban sprawl, and 3) encouraging additional investment and revenue generation. An inventory of sites has been developed utilizing our previous Assessment Grants; therefore, we are proposing to update the information, allowing the Coalition to move expeditiously toward the implementation of actual site assessments. As part of the update, the Coalition intends to solicit input from community leaders, community-based organizations as outlined below and local residents on potential brownfield sites that may not be readily known.

Initially, the Coalition will meet with the five Brownfield Coalition Members, St. Clair County Brownfield Redevelopment Authority (SCCBRA), St. Clair County Land Bank Authority, the City of Port Huron, the City of Marysville and Port Huron Township. This meeting will review, update and execute the Memorandum of Agreement which documents the roles and responsibilities of the Coalition Members. As the lead Coalition member and grant recipient, the SCCBRA will manage the grant, be accountable to the USEPA for proper expenditure of funds, and be the point of contact for the other Coalition members. The Coalition intends to meet quarterly to evaluate grant progress and present the status of sites that have been identified for potential grant support. Geoffrey Donaldson, Senior Planner for the St. Clair County Metropolitan Planning Commission and Project Director for the Assessment Grant has been with the County for over 16 years.

The Coalition will acquire the services of a professional environmental consultant, in compliance with 40 CFR 30,32 and 33 requirements as applicable, to assist with grant implementation. The selected consultant will develop and obtain approval of a Quality Assurance Project Plan (QAPP) from EPA. As sites are identified for assessment, an Eligibility Demonstration will be prepared and submitted to the EPA Project Officer and, if utilizing Petroleum Grant funds, to the MDEQ. If a site is determined to be eligible, assessment activities can proceed which may include a Phase I Environmental Site Assessment (ESA) following the ASTM E1527-13 standard. If recognized environmental concerns are identified a Sampling and Analysis Plan and Health and Safety Plan will be developed prior to implementation of a Phase II ESA and/or an asbestos and/or lead survey. The Phase II ESA will be developed to provide sufficient data to evaluate the liability, remedial and/or redevelopment issues associated with onsite contamination and the potential health effects to residents or its occupants. This information will be shared with the Coalition and the community for input. All project information will be entered into the ACRES database.

If the site is transferring ownership and it is found to be contaminated, a Baseline Environmental Assessment (BEA) may be conducted to secure Michigan liability protection and a Due Care Plan (Plan for Continuing Obligations) will be developed to insure protection from exposure and the contamination is not made worse due to planned site activities. These reports will be disclosed to the MDEQ. If necessary, the Coalition will seek other funding or assistance to address contamination at the site such as State (MDEQ) or local funds including the Community Foundation and federal funds, i.e., EPA Cleanup Grants. The Coalition also intends to develop Brownfield Redevelopment Plans that allow for tax increment capture from new investment on properties which can be used to reimburse eligible cleanup activities and any Assessment Grant funds expended on the project. This allows for the funds to be leveraged for future use.

During the grant's 3-year term, the Coalition will implement a comprehensive Community Outreach program educating/updating the community on the overall Brownfield Program, the resources available, solicit input from the effected communities and sharing the progress of the Coalition Assessment grant.

**ii. Project Timing:** Based on our past experience, a process is in place to manage the grant. The following schedule will ensure that the grant project can be completed within the three years allotted:

- Grant Work Plan - completed within 3 months of grant award
- Procurement of consultant/contactor – completed within 2 months of receipt of Cooperative Agreement
- Review and update of Memorandum of Agreement with Brownfield Coalition Members – completed within 2 months of selection of consultant
- Update of existing Site Inventory, solicitation of additional site nominations – completed within 2 months of selection of consultant
- SCCBRA in conjunction with Coalition members, Community Organizations, residents, and other stakeholders will prioritize sites County-Wide. This will be done in conjunction with various stakeholders, especially in the **Target Areas** – completed within 2 months of consultant selection
- QAPP will be completed and finalized within 2 months of consultant selection
- Prioritized sites will be presented at multiple public forums seeking input and providing education about programs – completed within 3 months of consultant selection
- Site Eligibility Demonstrations will be made to EPA and MDEQ on the applicable sites

- Assessment activities will begin immediately upon selection of consultant on “market/developer” driven projects where access is typically available
- Access to prioritized sites will be pursued after the final site list is approved or within 4 months of consultant selection. This will initially involve working with the Land Bank, other Coalition members and local units of government to secure tax delinquent properties allowing access. The Coalition will also work with the MDEQ to obtain access on sites that pose an imminent environmental threat.

**iii. Site Selection:** The Coalition is well prepared to immediately use funds to assess sites. Therefore, a majority of the new Assessment Grant funds will be employed to conduct **Phase I and II ESAs**, BEAs (liability protection documents), Due Care Planning and cleanup planning on eligible sites.

The Coalition initially plans to allocate the Assessment Grant funds and select sites based on the following redevelopment priorities: 1) 65% of the funds will be retained and made available for supporting redevelopment of sites with imminent potential as evidenced by developer interest and a signed purchase agreement or letter of intent. Site selection will be based on developer commitment and financial capabilities, reasonableness of redevelopment success, location in targeted community, types and levels of health and environmental threat reductions, and how the project aligns with the targeted community's land use plan and revitalization plans and **livability principles**. 2) 20% of funds will be allocated to sites designated as a priority based on threats to human health or the environment, to waterways or drinking water; or long-term development potential consistent with the communities' master plans. Opportunities to fill federal funding gaps associated with the **St. Clair River AOC** will be identified for potential support with the EPA grants. 3) 15% will be allocated to support of parks, greenspace, and trail development or expansion. Priority will be given to extension/completion of trails/greenways expanding or connecting to existing parks/preserves. The Coalition will assess a minimum of 5 brownfield sites and at least 1 site in each of the Coalition Member's communities according to USEPA requirements, but likely many more.

## **b. Task Descriptions and Budget Table**

### **i. Task Descriptions**

**Task 1: Site Inventory and Prioritization:** Limited funds were allocated to this task since many of the sites both for petroleum and hazardous substances have been inventoried using the Coalition's previous Assessment Grant funds, State databases and other information. However, in conjunction with our Coalition partners, the SCCBRA, and a **task force** made up of various neighborhood and community organizations, local businesses, a qualified environmental consultant and the MDEQ, the inventoried sites will be updated and presented for input. A site survey questionnaire will be distributed to various churches, commercial establishments, and restaurants throughout the County to solicit other potential sites. The **task force** will update the inventory based on risk to residents, promotion of **livability principles**, eligibility, allowed access, potential for redevelopment or job creation and green space. It is anticipated that this task will be completed with a minimum **output** of four meetings with various stakeholders (a total of \$1,500 or **<1% of the grant funds**). The County's Metropolitan Planning Commission will provide in-kind support utilizing their GIS mapping capabilities to illustrate/document the process. The Brownfield Coalition, Community-Based Organizations and selected consultant will provide in-kind services for this task.

**Task 2: Phase I Environmental Site Assessments:** Conduct Phase I ESAs following ASTM E1527-13 and AAI standards and Eligibility Demonstrations using a qualified environmental consultant. The budget estimates an **output** of 10 Phase I ESAs with Hazardous Substances funds and 6 Phase I ESAs with Petroleum funds at an average cost of \$3,000 each (a total of 16 or **10% of the grant funds (\$48,000)**).

**Task 3: Phase II Environmental Site Assessments and Baseline Environmental Assessments:** Conduct Phase II ESAs at identified brownfield sites following ASTM and AAI standards using a qualified environmental consultant. For selected sites with appropriate levels of contamination, BEAs for liability protection and Due Care Plans to address “continuing obligations” following MDEQ guidance will be completed using a qualified environmental consultant. This task will also include preparation of a QAPP, Eligibility Demonstrations, Sampling and Analysis Plans and development of Health and Safety Plans. The budget assumes an **output** of 12 Phase II ESAs (including BEAs and Due Care Plans) with Hazardous Substances funds and 8 Phase II ESAs (including BEAs and Due Care Plans) with Petroleum funds at an average cost of \$20,000 for each (a total of 20 or **80% of the grant funds (\$400,000)**).

**Task 4: Cleanup Planning and Brownfield Plans:** Prepare Brownfield Plans to utilize tax increment financing. These plans are reviewed by the SCCBRA, submitted to the local unit of government in which the project site is located for approval, and recommended for adoption by the St. Clair County Board of Commissioners following a public hearing. Act 381 (Michigan Brownfield Redevelopment Financing Act)

and Michigan Strategic Fund (MSF) Work Plans (i.e., Cleanup/RAPs) may be prepared for review and approval by MDEQ and MSF. Cleanup planning may encompass feasibility reviews and site control alternatives. The budget assumes **outputs** of 3 projects will require Brownfield Plans and 2 will also require an Act 381 Work Plan with Hazardous Substances funds and 2 projects will require a Brownfield Plan and 2 will also require an Act 381 Work Plan with Petroleum funds. The Plans are estimated at an average cost of \$4,000 each (a total of 5 Brownfield Plans and 4 Act 381 Work Plans **or 7% of the grant funds (\$36,000)**).

**Task 5: Community Outreach, Programmatic Expenses & Travel:** This task involves activities related to community outreach including:

- Prepare for, attend, and participate in public hearings, municipal meetings at townships/villages/cities, SCCBRA, Coalition and Commission meetings.
- Review Brownfield Plans, Work Plans and Report Recommendations.
- Plan and prepare materials for meetings.
- Create, disseminate and translate brochures about the Brownfield Grant.
- Work with the grant partners, who will assist with the educational and outreach component.
- Educate and inform community groups, residents, realtors, developers and interested parties about the Grant and the benefits of Brownfield Redevelopment.
- Conduct community Open Houses, receptions, and success celebrations.
- Register/travel to the National Brownfield Conference; and other pertinent educational/training events.
- Provide appropriate reporting to satisfy the requirements of the Cooperative Agreement.
- The SCCBRA, on behalf of the members of the Coalition, will be providing staff time in-kind.

## ii. Budget Table

<b>i) Hazardous Substances Grant Budget (\$300,000)</b>						
<i><b>Budget Categories</b></i>	<i><b>Task 1 Site Inventory</b></i>	<i><b>Task 2 Phase I ESAs</b></i>	<i><b>Task 3 Phase II ESAs</b></i>	<i><b>Task 4 Cleanup Planning</b></i>	<i><b>Task 5 Outreach, Programmatic &amp; Travel</b></i>	<i><b>Total</b></i>
Personnel						
Fringe						
Travel					\$3,000	\$3,000
Equipment						
Supplies					\$1,000	\$1,000
Contractual	\$1,000	\$30,000	\$240,000	\$20,000	\$4,000	\$295,000
Other*					\$1,000	\$1,000
<b>Total</b>	<b>\$1,000</b>	<b>\$30,000</b>	<b>\$240,000</b>	<b>\$20,000</b>	<b>\$9,000</b>	<b>\$300,000</b>
<b>i) Petroleum Grant Budget (\$200,000)</b>						
Personnel						
Fringe						
Travel					\$2,000	\$2,000
Equipment						
Supplies					\$1,000	\$1,000
Contractual	\$500	\$18,000	\$160,000	\$16,000	\$2,000	\$196,500
Other*					\$500	\$500
<b>Total</b>	<b>\$500</b>	<b>\$18,000</b>	<b>\$160,000</b>	<b>\$16,000</b>	<b>\$5,500</b>	<b>\$200,000</b>

(\*Other = Printing and Postage)

**c. Ability to Leverage:** Michigan funding resources are very limited. Fortunately, Michigan's Brownfield Laws allow the Coalition Members to develop Brownfield Plans for eligible project sites. These Plans capture future tax increment from new investment on the property to pay for eligible activities, i.e., Phase I/II ESAs, BEAs, Due Care Plans, Demolition, soil/groundwater cleanup, and lead and asbestos abatement.

The Coalition has funded several projects that have allowed projects to move forward based on the use of Brownfield Plans. To date, the Plans were developed utilizing our previous EPA Assessment Grant funds and adopted through Coalition Member, the City of Port Huron's Brownfield Plans. One such example was the Blue Water Convention Center where the Coalition invested approximately \$18,000 in assessment grant funds to develop a Brownfield Plan and Work Plan to reimburse \$1.3 million in eligible costs including demolition, infrastructure, etc. The grant funds leveraged a MDOT grant of approximately \$900,000, a County bond and a \$22 million investment in refurbishing an adjacent historic hotel and constructing a convention center on an old industrial site along the St. Clair River. Therefore, with these Assessment Grant funds, we will encourage Brownfield Plans.

Another example is the Blue Water River Walk shoreline and habitat restoration project. The Coalition provided \$24,000 in Assessment Grant funds to conduct Phase II ESA sampling of soil and groundwater along the **St. Clair River AOC** in a former contaminated industrial/rail area. The assessment activities were critical in moving forward with and leveraging a **\$2 million grant** through NOAA and the **Great Lakes Restoration Initiative** to complete the shoreline and habitat restoration in the City of Port Huron. The data generated from the sampling assisted with understanding the distribution of contaminants and how to manage these materials during the restoration project. Opportunities to utilize the EPA Assessment Grants to fill gaps in federal cleanup and restoration funding associated with the **AOC** will help develop a more comprehensive approach to assessment, cleanup and redevelopment of brownfield sites in the County.

When possible, the Coalition will pursue State 128a Brownfield Assessment funds to conduct assessments on brownfield sites. Depending upon the location and project scale, other funds will be used to **leverage** the grant monies which may include public sources: tax abatements, Community Development Block Grants, banks or developers that have an interest in improving the **Target Community**, the Community Foundation of St. Clair County; MDEQ Grants and Loans; EPA Cleanup Grants; MSHDA/HUD funding to support affordable housing and blight elimination, among other funding sources.

### **3. Community Engagement and Partnerships**

#### **a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress**

**i. Community Involvement Plan:** The members of the SCCBRA represent various groups within the County including: local units of government, private citizens, private businesses, realtors, etc., which allows it to engage a larger County-wide community. The Coalition members are also represented through this membership. The SCCBRA holds regularly scheduled, noticed, open monthly meetings to review and approve projects, solicit public comment and plan future activities. Thus, there is a standing opportunity for public input into site selection, cleanup decisions, and reuse planning. The SCCBRA also plans to hold quarterly meetings with the Brownfield Coalition.

In addition, the SCCBRA envisions creating a community-wide **task force** that will include representatives from our **Target Communities**, especially the Target Neighborhood represented by Census Tract 6200, realtors, bankers, business owners, community-based organizations, etc. We will work with the **task force** to identify, select and prioritize sites that will have the most impactful **outcomes** on the community. Action plans will be developed that allow for public input. Brownfield Meeting Sessions would be held similar to the session model used by the Technical Assistance to Brownfield Communities. The Plans will map out the activities; resources required and anticipated outcomes for a site. The SCCBRA will work with our partners to educate their members about the benefits of the brownfield program and how these tools are used to identify and potentially eliminate the environmental risks in their neighborhoods creating opportunities and jobs. Additionally, the SCCBRA will seek out opportunities to **provide job training** collaborating with the Hispanic Council of St. Clair County, the Macomb/St. Clair Workforce Development Board, the St. Clair County Community College and other agencies to further involve residents by providing training and job opportunities related to the assessment activities.

The SCCBRA will make available members of our team to speak at events or neighborhood meetings; offer our display booth for public events that explains the Brownfield Program in St. Clair County and we will hold interactive educational sessions to engage the community.

**ii. Communicating Progress:** The Coalition will regularly provide stakeholder updates as to the progress that the brownfield program has made and future plans for additional projects. For example, the SCCBRA has worked with the Planning Commission to **educate** the community through County-wide Planning Workshops. The Authority has published several articles in the regional newspaper, the *Times Herald*. The Coalition will use the County's Select Alert System to send information to multiple communication devices,

simultaneously. The SCCBRA typically uses these publications and media to disseminate their public notices and press releases. Efforts will be made to inform and notify residents and businesses in the **Target Community** through mailings or posting information at local retail/restaurant establishments, churches, community centers, and convenience stores. We also publicize programs, minutes, applications and successes through the County website and the websites of our Community Based Organizations. Since social media has become a powerful and common means of communication, the SCCBRA will endeavor to also communicate utilizing these various platforms including Facebook, LinkedIn and Twitter.

During our previous grant, a Grant Fact Sheet, brochure, poster boards, a PowerPoint presentation and a display booth were developed and are regularly used for presentations at area meetings. The SCCBRA has held several brownfield educational sessions for realtors and developers to educate them about the Coalition's program. In 2014, a presentation about brownfield redevelopment opportunities was given to the Marysville Planning Board meeting. These efforts will continue.

#### **b. Partnerships with Government Agencies**

**i. Local/State/Tribal Environmental Authority:** This proposal is requesting funds to complete Phase I/II ESAs, BEAs and Brownfield Plans/Cleanup Planning. These will meet the requirements of the Michigan Brownfield Redevelopment Financing Act (Act 381, as amended) and the Michigan Natural Resources and Environmental Protection Act (Part 201, Environmental Remediation/Hazardous Substances). This will involve MDEQ review of Eligibility Demonstrations for use of Petroleum Grant funds and Due Care plans to insure they meet regulatory requirements identifying all potential exposure pathways and that measures are taken not to exacerbate contamination. Additionally, a new owner may place use restrictions which are attached to the property deed and noticed to the local unit of government. If any of these activities occur through a Brownfield Plan, it will require review and approval from the SCCBRA, the local unit of government of the project site and the County Commission (unless it occurs in a community with an active Brownfield Authority) upon completion of a public hearing. If school taxes are captured through a Brownfield Plan it is necessary for MDEQ/MSF to review and approve a work plan.

Since the MDEQ and the St. Clair County Health Department (SCCHD) have access to information about sites within the community, the Coalition intends to work with both to solicit input and obtain relevant information. Additionally, the MDEQ may be able to advise the Coalition of funding opportunities to assist with eligible activities beyond the EPA Assessment Grants. The Coalition plans to work closely with SCCHD, informing it of risks to human health and the environment associated with brownfields. In turn, SCCHD can communicate these potential threats to the community, and if immediate threats are found, can assist with sampling water supply wells and surface water bodies, measuring lead levels in children, and determining the presence of risks. Additionally, the SCCHD coordinates the stormwater program and can provide expertise related to impacts from brownfields to County watersheds and potential solutions to eliminate the contaminated stormwater, and will be in communication with area watershed groups.

**ii. Other Governmental Partnerships:** EPA will remain a major partner in the SCCBRA's brownfield program by reviewing Eligibility Demonstrations for proposed grant funded projects; potential support through their Targeted Brownfield Assessments program; and collaboration/cooperation with the implementation of restoration activities related to the **St. Clair River AOC**.

The SCCBRA, on behalf of the Coalition, is collaborating with the St. Clair County Land Bank Authority. The Land Bank can acquire, demolish, rehab, dispose of, and hold tax-reverted properties, rapidly returning them to productive use. The Land Bank, in concert with other organizations, agencies, communities (including our target neighborhood) and developers, will coordinate a revitalization plan in step with community plans. With high vacancy rates in our Target Communities including the City of Port Huron and our Target Neighborhood – Census Tract 6200 (12% <sup>(semcog.org – census 2010)</sup> and 15.4% <sup>(usa.com – 2010)</sup>, respectively), the Land Bank can work quickly to eliminate or rehabilitate the numerous vacant and blighted properties, providing affordable housing for the residents or business opportunities. The Coalition, through the Land Bank, can also leverage many of the brownfield tax increment tools to further enhance incentives, including site preparation activities, installation or rehabilitation of infrastructure, and other benefits.

St. Clair County is a member of the Southeast Michigan Council of Governments (SEMCOG) which in 2011 was awarded a **Sustainable Communities Regional Planning Grant** through HUD which designated the region with Preferred Sustainability Status <sup>(semcog.org)</sup>. Through an EPA Assessment Grant the Coalition intends on furthering the purposes of the SCRPG grant by applying HUD's Livability Principles and continuing our relationship with SEMCOG to support the region's efforts (Refer to Other Factors Checklist).

The Metropolitan Planning Commission supports the Coalition with their expanded GIS program. Many of the inventoried/prioritized sites were entered into the County's GIS program. This information will continue to be updated and expanded to provide easy access to the general public and the target community.

**c. Partnerships with Community Organizations**

**i. Community Organization Description & Role:** The Coalition is excited about the community-based organizations that have expressed a willingness to partner on this project. The selected organizations represent the various **stakeholders** that may be affected by Brownfield sites in our communities and/or have resources to assist with and strengthen our program. Ultimately, it is the SCCBRA's goal to address and reuse all brownfield sites in the County, and prevent the creation of new brownfields. This can only be done through a collaborative effort which engages all affected populations. To that end, the following organizations have graciously accepted our call to action and will play an affirmative role in continuing the County's successful brownfield program, including the implementation of the EPA Assessment Grant:

**Blue Water Area Chamber of Commerce:** Based on its role and involvement in the local Community, we believe that the Chamber is an excellent partner with the SCCBRA to inform their members and the business community about brownfield sites and benefits/incentives that are available through the SCCBRA.

**St. Clair Economic Development Alliance:** The St. Clair EDA is a nonprofit, privately and publicly funded organization formed by business and community leaders to pursue and identify opportunities for development and private investment in the County. The EDA will assist with the marketing of our brownfield sites as they become available for redevelopment. Additionally, the EDA will help communicate the tools available through the SCCBRA to developers as they consider properties throughout the County. The EDA is also a partner with Wayne County Edge in the **Investing in Manufacturing Communities Partnership (IMCP)**. Automotive advanced manufacturing is the top industry in St. Clair County. One of the main responsibilities of the EDA is to promote real estate opportunities and ensure that industrial buildings are available, free of encumbrances, cleaned up and ready for re-use. The St. Clair EDA will work with the SCCBRA and its coalition to identify and assess brownfield sites that would help fulfill this strategy.

**Community Foundation of St. Clair County:** The Foundation is the largest grant-making foundation in Michigan's Thumb Region and manages multiple endowment funds. These benefit the preservation, creation and ongoing support of greenspaces including the Blue Water River Walk. The River Walk, located along the shores of the St. Clair River **AOC**, traversed land that had been contaminated by industrial use. The Foundation's support leveraged multiple grants from other federal agencies, several associated with the **Great Lakes Restoration Initiative** to begin restoring the shallow water habitat and onshore native vegetation to complete the shoreline restoration. The Foundation understands brownfields and will support this grant award by providing their expertise in leveraging these grant funds and finding ways to use the EPA grants to fill gaps in Federal funding that are addressing the **AOC**.

**Council on Aging, Inc.:** CoA provides programs/services to St. Clair County seniors so that they can live in their homes for as long as possible. According to the U.S. Census, in 2013 the over 65 population represented over 16% of the total County population. Seniors are viewed as a sensitive population, especially to environmental issues associated with Brownfield sites; CoA will support the Coalition by being a conduit to affected residents through informational and educational sessions related to potential hazards associated with existing or potential Brownfield sites in their community.

**Friends of the St. Clair River Watershed and the St. Clair River Binational Public Advisory Council:** The St. Clair River and its associated watershed provide a phenomenal resource to the area including recreation, water supply, transportation/shipping, etc. The FSCRW and BPAC engage the community in the protection of their water resources through watershed stewardship, volunteer-based water monitoring and the restoration and protection of the St. Clair River. Since the mid-1980s, the St. Clair River has been known as an **AOC** with many **Beneficial Use Impairments** that are a result of non-point/point source pollution. The FSCRW BPAC will support the Coalition by engaging its watershed partners in identifying potential Brownfield sites that would benefit from assessment activities, potentially fill funding gaps that the Federal **AOC** dollars cannot address eliminating sources of pollution to the watershed and the St. Clair River.

**Macomb-St. Clair Workforce Development Board:** The Development Board, also known as Michigan Works, is committed to coordinating and providing quality, comprehensive workforce development, employment and training services through collaboration with business, education and other key local government and community organizations. Michigan Works will support the Coalition through their federal



and state grants by providing expertise in employment training and identifying job opportunities and available workers on brownfield sites that are being redeveloped and cleaned up.

**MSU Extension:** The Extension intends to act as a liaison between the Coalition and various community and neighborhood associations that would stand to benefit from the brownfield program. The Extension manages St. Clair County's Select Alert System which sends coordinated information to multiple communication devices, simultaneously. The Coalition will work with the Extension to share information including public meetings, educational sessions, etc., with the citizens of St. Clair County along with the media, volunteer organizations and other government agencies in a timely manner.

**Blue Water Habitat for Humanity:** Their vision is "a world where everyone has a decent place to live". When the grant is awarded, Habitat will support the Coalition by identifying brownfield properties that could be rehabilitated or reused for housing opportunities. There also is a natural synergy with the Land Bank Authority (a coalition member) to address substandard housing that may be acquired through tax foreclosure helping to strengthen neighborhoods. Additionally, Habitat's Restore can assist with repurposing fixtures, building components, etc. that may come from brownfield sites during demolition or rehabilitation a true sustainable approach to Brownfield Redevelopment.

**Blue Water Community Action Agency:** The BWCA provides support to low-income individuals, seniors and families helping them to become economically self-sufficient. This support includes early childhood education, health and nutrition, new home construction, home repairs, financial counseling and emergency assistance. Unfortunately, many of the people that the BWCA assist live in and around industrial, vacant or undesirable areas where the cost of property and rent are typically lower. During the term of the grant, the BWCA, through its contact with the population it serves, will support the Coalition by identifying properties that may be affected by Brownfields, i.e. land that has become an uncontrolled dumping area, abandoned buildings that are an attractive nuisance creating environmental/physical risks for children living in the area.

**St. Clair Community College:** In 2013 SC4 celebrated its 90<sup>th</sup> anniversary growing from a one-building school to a 25-acre, nine-building campus located in downtown Port Huron along the Black River serving thousands of students each year. The Coalition has identified two main areas of support from SC4. The first is to act as a resource in sustainability and the second providing workforce development through environmental education. Specifically, SC4 can be used as a model for sustainable building concepts through its Living Labs and Green Technology including green roofs, solar panels and wind turbines, green retaining walls, sustainable parking lots and storm water management, and alternative heating and energy systems all located on campus. SC4 has become a leader in using sustainable endeavors to educate its students and train job professionals for careers in the green field. SC4 looks forward to supporting the Coalition by offering these resources for application at brownfield sites throughout the County.

**Port Huron Housing Commission:** The Housing Commission operates low-income housing assistance rental programs for families and seniors through the Department of Housing and Urban Development (HUD). The Commission owns/operates many apartments throughout the County, many of which have been rehabilitated including the removal of lead based paint. The SCCBRA and the Land Bank Authority anticipate partnering with the Commission leveraging their funding and tapping their expertise in property rehabilitation and property management on brownfield sites that could be utilized for affordable housing.

**Hispanic Council of St. Clair County:** Once awarded, the Council will work with the Coalition to inform and educate the County's Hispanic/Latino residents (many who reside in the target census tract 6200) about brownfields in their community and the resources available to address/identify these sites. The Council will assist the Coalition by insuring meeting announcements and informational pieces are translated properly and distributed at locations where the affected population will be able to access the information.

**Southeast Michigan Council of Governments:** SEMCOG is a regional planning organization that can offer transportation, land-use and environmental planning services. The Coalition will leverage their expertise through their **Sustainable Communities Regional Planning Grant** to assist with applying HUD's Livability Principles as the Coalition works to redevelop brownfield sites within the County.

ii. **Letters of Commitment:** Letters of support that describe their role and involvement have been attached.

#### **4. Project Benefits**

##### **a. Health and/or Welfare and Environmental Benefits**

i. **Health and/or Welfare Benefits:** Brownfield sites play a role in bringing the community down, lowering

living conditions, property values and increasing the potential for health effects caused by contamination, lead paint, asbestos and other wastes. It is an **environmental injustice** that the **Target Communities** are disproportionately affected by the risks and socio-economic impacts from brownfield sites.

Overall, the Coalition's anticipated **outcomes** from this program include elimination of environmental risks and blight resulting in reuse of facilities and existing infrastructure, ultimately creating jobs for our residents. Our **Target Community**, especially the Target Neighborhood, needs hope and an opportunity to escape poverty and improve their standard of living. By understanding, eliminating or addressing brownfield sites and their environmental and physical hazards, residents will be able to see improved **outcomes** in their health; increased property values; new businesses that fit the community's plans and create jobs and wealth for the owners and employees; green spaces and community gardens that provide fresh produce; better housing that is affordable to own and not just rent; and a strong community spirit.

**ii. Environmental Benefits:** The Coalition's anticipated **outcomes** related to environmental benefits first and foremost include gaining knowledge about brownfield or perceived brownfield sites that will allow action to be taken to reduce, eliminate or control contamination and any potential exposures at a site.

The information gained can also help prevent contaminants from entering the St. Clair River Watershed which could further impact the river, its biota, and tributaries. The River's fish provide food for the impoverished including many in the **Target Community**. However, the residents are being further exposed to mercury and PCBs since most of the fish species, i.e., carp, freshwater drum, gizzard shad, and others, are under certain restrictions. Many ignore the advisories if that is their only means of providing food for their families, further exacerbating health problems both short- and long-term.

Many County residents rely on the St. Clair River, which is an **AOC**, for its municipal drinking water supply. Conducting Phase I and II ESAs will help to identify and eliminate sites that are or could be future contamination sources for our water supply which affects all residents of our County.

#### **b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

**i. Planning, Policies, and Other Tools:** The Coalition's goals are to protect the health of its residents, reduce urban sprawl, preserve farmland and open space, and protect the natural environment. In order to achieve these goals, the Coalition must encourage sustainable development, including minimization of sprawl, reuse of existing infrastructure and developed land areas (primarily brownfields), and affirmative efforts to preserve existing natural areas for future generations.

Through the site plan review and approval process, the Coalition will encourage sustainable reuse, total stormwater management and greenspace preservation (particularly along the lake and river shorelines), energy efficiency through the LEED rating program, and recycling/reuse programs. Coalition members will encourage brownfield site cleanup and redevelopment plans to include onsite management of impacted soil to provide protection for human health and the environment, minimize resource use, make projects economically viable, and minimize offsite disposal and use of landfill capacity. Larger brownfields also provide enough space for incorporation of sustainable development practices for stormwater runoff control (green roofs, bioswales, rain gardens, etc.) into redevelopment plans. The Assessment Grant will help provide redevelopment support, augmented by tax increment financing through the County and local BRAs, to help focus development attention to, and induce reuse of, the existing resources of brownfields. Where public funds, such as those from the Assessment Grant, are used to support brownfield redevelopment, the Coalition will have additional leverage to require/encourage the inclusion of sustainability, energy efficiency, and greenspace preservation design components through the site plan review and approval process of its member communities. The Coalition also will work with the St. Clair Community College to bring to bear their expertise in green technology and green design.

**ii. Integrating Equitable Development or Livability Principles:** As previously indicated, the Coalition is working with the Land Bank to provide assessment on sites that have been tax foreclosed. These two entities have great synergy and resources to hold, prepare, and return property for reuse. The properties, once ready, can be offered for sale at a much lower cost or no cost to construct **affordable housing** and for small businesses. In some cases, the Coalition will work with the Land Bank to use grant funds to assess buildings slated for demolition for **lead and asbestos**. The Land Bank will demolish the structure and the Coalition can assess the property for other environmental issues. In some residential neighborhoods, the demolished properties can be used for **community gardens** which may require environmental testing to determine if the gardens can be planted in ground or if raised beds are required. The **community gardens** would bring a tremendous sense of accomplishment and enjoyment, not to

mention fresh fruit and vegetables, to area residents.

The Coalition will work in concert with SEMCOG and their **Sustainable Communities Regional Planning Grant** through HUD to insure that an EPA Assessment grant will embrace HUD's Livability Principles. These include finding opportunities for affordable housing; supporting/improving existing communities and neighborhoods helping to retain residents that historically have lived in areas with brownfields by creating jobs and opportunities, areas to safely grow or have access to healthy foods; and access to green spaces.

St. Clair County demonstrated through its numerous trails and blueways (water trails), parks and recreational areas that access to public greenspace is important to the quality of life. These areas extend throughout the County, including our **Target Communities**. Access to these amenities by all members of the community regardless of race, income level or status in life allows everyone to participate in recreational activities, improving their quality of life.

**c. Economic and Community Benefits (long-term benefits)**

**i. Economic or Other Benefits:** The Coalition has seen the tangible economic benefits that result from brownfield redevelopment. The Coalition has demonstrated its ability to leverage its previous EPA Brownfield Assessment Grant funds into over **1,400 jobs** and nearly **\$160 million in investment**, with \$1,000,000 in grants since its award in 2010. It is the Coalition's intent to similarly utilize a new Assessment Grant award to help identify projects that will provide opportunities for employment and put properties back on the tax rolls. For instance the **Target Community and Neighborhood** needs help to begin turning properties around that will bring investment, jobs, improved tax base, and a higher standard of living for its residents. The funds leveraged from these types of projects can help support a longer term approach to addressing sites that may not bring jobs or direct investment. However, if a site can be cleaned up or controlled to eliminate risks to the surrounding community and provide a cleaner and safer environment for the residents, surrounding non-brownfield properties will see their values rise. Additionally, if sites are assessed and cleaned up, an individual living in those areas that may be suffering from health effects, may find themselves healthier allowing them to work more regularly providing greater income and support.

**ii. Job Creation Potential: Partnerships with Workforce Development Programs:** The Coalition plans to encourage recipients of EPA Grant support to employ local members of the community and/or use local businesses and their products or services on the project. The Coalition will work with the Hispanic Council of St. Clair County, the Macomb/St. Clair Workforce Development Board, the St. Clair Community College and other agencies to link candidates with contractors and other providers. The Coalition has demonstrated its desire to procure local goods/services under the grant, such as food for an outreach event or using a women-owned business to develop a display booth to communicate the brownfield program at events throughout the County. As an **outcome** of this initiative, the Coalition will track the number of local jobs and/or purchases that are made for each project with the goal of one opportunity per project.

**5. Programmatic Capability and Past Performance**

**a. Programmatic Capability:** If awarded, the SCCBRA, on behalf of the Coalition, will continue to utilize the St. Clair County Metropolitan Planning Commission's dedicated and knowledgeable staff that will be directly responsible for the implementation and management of the Assessment Grants. Our staff includes the Project Director, Geoffrey Donaldson, who has managed many grants over the last 17 years, with extensive experience in all aspects of grant implementation, funding, reporting and compliance. Mr. Donaldson will be supported by other team members within the County, as needed, including support staff, legal counsel, and administrative staff. In order to insure continuity should staff turnover occur, David Struck, Executive Director of the Planning Commission attends the SCCBRA meetings, and is actively engaged with all discussions, meetings and functions of the SCCBRA. Our Board is made up of up to nine individuals who include a representative from each Board of Commissioner District (representing each municipal Coalition Member) and the director/designee of the Metropolitan Planning Commission and the St. Clair EDA. These members can include local unit of government representatives, business, realtor, private citizen, etc.). The SCCBRA has been very active creating policies, applications, guidance, informational pieces, etc. This organizational effort has been intended to streamline the process of redeveloping brownfield sites, while maximizing the benefit to the local community.

Kelly Roberts-Burnett, County Treasurer, will provide funding, financial expertise, and reporting for the Coalition. Ms. Roberts-Burnett is the Chairperson for the Land Bank, of which Project Director Donaldson is also a member, thereby providing representation of the Land Bank on the SCCBRA. The Coalition will take full advantage of the services of the County's Grants/Receivable Accountant, Dena S. Alderdyce. Ms.

Alderdyce is responsible for keeping track of all the grants for St. Clair County, and ensures that proper guidelines for all grants are met (i.e., board approval, single audit requirements, etc.).

The Coalition has developed relationships with private consulting firms to access technical expertise beyond that provided by the MDEQ. These consultants offer a wide range of technical services, experience, and business acumen to assist in a successful Brownfield Assessment Grant program. The Coalition will acquire professional services resources in compliance with 40 CFR 30, 31 and 33 requirements as applicable. The responsibilities of the approved consultant include assistance with site prioritization efforts, Eligibility Demonstrations, completion of Phase I/II ESAs, BEAs, Brownfield Plans, Cleanup Planning and community outreach. Additionally, the selected consultant will insure information is updated in ACRES and assist the Project Director with timely reporting required by the Cooperative Agreement. Many of the tools, policies, guidance materials, applications, etc. can be used with new grants and will allow the Coalition to immediately begin implementation.

**b. Audit Findings:** The SCCBRA has had **no adverse audit findings**.

**c. Past Performance and Accomplishments**

**i. Currently or Has Ever Received an EPA Brownfields Grant:** The SCCBRA has successfully managed an U.S. EPA Brownfield Grant: U.S. EPA Brownfield Coalition Assessment Hazardous Substances and Petroleum Assessment Grant: Fund Expenditure: The County was awarded a \$1,000,000 U.S. EPA Brownfield Assessment Grant in 2010 (Cooperative Agreement BF-00E00406) for hazardous substances and petroleum contaminated sites. This grant was extended 3 times and will end December, 31, 2015.

**1. Compliance with Grant Requirements:** At the time of the award in 2010, several timing/logistical/economic issues delayed our ability to implement the grants. From the time the SCCBRA applied for the grants and we were notified of the award, the economy in St. Clair County crashed with unemployment peaking at over 19%. The economic conditions created delays and suspensions of various projects that were anticipated to be supported by the grants. Various County boards, including the County Board of Commissioners and the Brownfield Authority were decimated requiring time to identify, nominate, and elect members. This situation had to be resolved before the Cooperative Agreement was signed by the County.

Once the Cooperative Agreement was in place, the County/SCCBRA began the process of procuring a qualified brownfield consultant. This process was delayed due to protests by local providers lacking the experience to implement the grants. The SCCBRA worked with EPA to resolve this issue. Upon selecting the consultant in late October of 2011, the *Memorandum of Agreement* for the Coalition was signed, a QAPP was approved, all Quarterly Reports, MBE/WBE reports and Financial Reports were submitted to EPA and the SCCBRA was brought back into compliance with the Cooperative Agreement by December 2011. Since that time, the SCCBRA has consistently met the requirements for Work Plan development, QAPP development, eligibility demonstrations, Sampling Plans, Health and Safety Plans, Quarterly Reports, ACRES reporting, Financial Status Reports, and Community Notification.

This grant started on October 1, 2010 and will end on December 31, 2015. As of the date of this proposal approximately \$26,000 in funds have not been drawn down; however, essentially all remaining funds are obligated for ongoing projects. It is anticipated that no funds will be returned to the EPA.

The SCCBRA is proud of the accomplishments we have made with our Brownfield Coalition. We were extremely fortunate to receive a large coalition assessment grant which has been put to great use in our County. As previously discussed, we were delayed in grant implementation due to drastic changes in our economy. As of October of 2015, St. Clair County is tied at 79<sup>th</sup> out of 83 counties ([data.bls.gov](http://data.bls.gov)) in relation to the highest unemployment rate. But things are improving and we are now seeing projects and redevelopment plans moving forward, and people are considering investing again in our County. We need additional grant funds to advance projects, thereby creating investment, jobs and an increased tax base. We have many industrial sites to address that continue to impact our environment and our residents.

**2. Accomplishments:** With these grant funds, we assessed over **30 sites** in over **10 communities**, including all of our Coalition Partner's communities. The assessments addressed approximately 693 acres associated with hazardous substances and over 93 acres associated with petroleum impacts, which will result in over **1,400 new jobs** and **264 retained jobs** and approximately over **\$160 million in investment**. Additionally, we worked with the County Drain Commissioner and the County Parks and Recreation Department to assess **178 acres** of land that will be used for greenspace and recreational land. All accomplishments were reported to the EPA in ACRES.

## Attachment A – Threshold Criteria

## Threshold Criteria for Assessment Grant

### 1. Applicant Eligibility:

#### *St. Clair County Brownfield Coalition:*

#### Lead Coalition Member: St. Clair County Brownfield Redevelopment Authority (SCCBRA)

The SCCBRA will serve as the **grant recipient and lead coalition member** for the St. Clair County Brownfield Coalition. The SCCBRA is a Redevelopment Agency and is an eligible entity in that it is fully sanctioned by the State of Michigan under the authority of Public Act 381 of 1996, as amended, the Brownfield Redevelopment Financing Act. Documentation of eligibility is attached.

#### Coalition Member: St. Clair County Land Bank Authority

The St. Clair County Land Bank Authority is an eligible entity in that it is a land clearance authority sanctioned by the State of Michigan under the authority of Public Act 258 of 2003, the Land Bank Fast Track Act. Documentation of eligibility is attached.

#### Coalition Member: City of Port Huron

The City of Port Huron is an eligible entity since it is a general purpose unit of local government.

#### Coalition Member: City of Marysville

The City of Marysville is an eligible entity since it is a general purpose unit of local government.

#### Coalition Member: Charter Township of Port Huron

The Charter Township of Port Huron is an eligible entity since it is a general purpose unit of local government.

*Letters from the Coalition Members have been attached.*

### 2. Letter from the State of Michigan

The St. Clair County Brownfield Redevelopment Authority and Brownfield Coalition received a letter from the Michigan Department of Environmental Quality (MDEQ) acknowledging the SCCBRA's plan on behalf of the Coalition to conduct assessment activities through the pursuit of Federal grant funds. Please refer to attached letter.

### 3. Community Involvement

The members of the SCCBRA represent various groups within the County including: local units of government, private citizens, private businesses, realtors, etc., which allows it to engage a larger County-wide community. The Coalition members are also represented through this membership. The SCCBRA holds regularly scheduled, noticed, open monthly meetings to review and approve projects, solicit public comment and plan future activities. Thus, there is a standing opportunity for public input into site selection, cleanup decisions, and reuse planning. The SCCBRA also plans to hold quarterly meetings with the

Brownfield Coalition. In addition, the SCCBRA envisions creating a community-wide task force that will include representatives from our Target Communities, especially the Target Neighborhood represented by Census Tract 6200, realtors, bankers, business owners, community-based organizations, etc. We will work with the task force to identify, select and prioritize sites that will have the most impactful outcomes on the community. Action plans will be developed that allow for public input. Brownfield Meeting Sessions would be held similar to the session model used by the Technical Assistance to Brownfield Communities. The Plans will map out the activities; resources required and anticipated outcomes for a site. The SCCBRA will work with our partners to educate their members about the benefits of the brownfield program and how these tools are used to identify and potentially eliminate the environmental risks in their neighborhoods creating opportunities and jobs. Additionally, the SCCBRA will seek out opportunities to provide job training collaborating with the Hispanic Council of St. Clair County, the Macomb/St. Clair Workforce Development Board, and other agencies to further involve residents by providing training and job opportunities related to the assessment activities.

The SCCBRA will make available members of our team to speak at events or neighborhood meetings; offer our display booth for public events that explains the Brownfield Program in St. Clair County and we will hold interactive educational sessions to engage the community.

The Coalition will regularly provide stakeholder updates as to the progress that the brownfield program has made and future plans for additional projects. For example, the SCCBRA has worked with the Planning Commission to educate the community through County-wide Planning Workshops. The Authority has published several articles in the regional newspaper, the Times Herald. The Coalition will use the County's Select Alert System to send information to multiple communication devices, simultaneously. The SCCBRA typically uses these publications and media to disseminate their public notices and press releases. Efforts will be made to inform and notify residents and businesses in the Target Community through mailings or posting information at local retail/restaurant establishments, churches, community centers, and convenience stores. We also publicize programs, minutes, applications and successes through the County website and the websites of our Community Based Organizations. Since social media has become a powerful and common means of communication, the SCCBRA will endeavor to also communicate utilizing these various platforms including Facebook, LinkedIn and Twitter.

During our previous grant, a Grant Fact Sheet, brochure, poster boards, a PowerPoint presentation and a display booth were developed and are regularly used for presentations to area meetings. The SCCBRA has held several brownfield educational sessions for realtors and developers to educate them about the Coalition's program. In 2014, a presentation about brownfield redevelopment opportunities was given to the Marysville Planning Board meeting. These efforts will continue.

#### **4. Site Eligibility and Property Ownership Eligibility**

Since this application is a community-wide proposal, this section is not applicable.

Attachment B– Letter from State





RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING



DAN WYANT  
DIRECTOR

November 25, 2015

Mr. Geoffrey Donaldson, Senior Planner  
St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060-4017

Dear Mr. Donaldson:

SUBJECT: Michigan Department of Environmental Quality Acknowledgment of a United States Environmental Protection Agency Brownfield Grant Proposal for 2016

Thank you for your notice and request for a letter of acknowledgment for the St. Clair County Coalition's (SCCC) proposal to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD), encourages and supports intergovernmental coalitions in conducting assessment and redevelopment efforts. Our review of your intended project meets the EPA's requirements under the proposal guidelines.

The SCCC, led by the St. Clair County Brownfield Redevelopment Authority, and including the St. Clair County Land Bank Authority, the cities of Port Huron and Marysville, and the Charter Township of Port Huron, is applying for a combined \$300,000 hazardous substances and \$200,000 petroleum assessment grant which could be used to conduct environmental evaluations at eligible brownfield sites in St. Clair County. The RRD recognizes the success that St. Clair County has achieved in previous grant efforts and believes it will be equally successful with additional funds. The SCCC is considered eligible for this grant as a coalition of economic development agents of county government and municipal governments.

Should the EPA award this brownfield grant to the SCCC, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in St. Clair County. If you need further information or assistance regarding specific brownfield sites, please contact me at the number below or by email at [smedleyr@michigan.gov](mailto:smedleyr@michigan.gov).

Sincerely,

Ronald L. Smedley  
Brownfield Redevelopment Coordinator  
Brownfield Redevelopment Unit  
Remediation and Redevelopment Division  
517-284-5153

cc: Carrie Geyer, DEQ

## Attachment C –Applicant Eligibility



STATE OF MICHIGAN  
TERRI LYNN LAND, SECRETARY OF STATE  
DEPARTMENT OF STATE  
LANSING

May 19, 2005

County of St. Clair  
Marilyn Dunn, County Clerk  
201 McMorran Blvd.  
Port Huron, MI 48060

Dear Ms. Dunn:

This letter acknowledges receipt and filing by the St. Clair County Board of Commissioners on May 19, 2005, with the Secretary of State, a resolution creating a Brownfield Redevelopment Authority in accordance with Act 381 of the Public Acts of 1996.

Sincerely,

A handwritten signature in black ink that reads "Joanie Kollek".

Joanie Kollek  
Office of the Great Seal  
(517) 335-0718



**COUNTY CLERK/REGISTER OF DEEDS**

***County of St. Clair, Michigan***

**COUNTY BUILDING  
201 McMORRAN BLVD.  
PORT HURON, MI 48060**

**MARILYN DUNN  
County Clerk/ Registrar  
VALERIE MARTINEK  
Chief Deputy Clerk**

May 17, 2005

Michigan Department of State  
Office of the Great Seal  
7064 Crouner Blvd.  
Lansing MI 48918-1750

Re: St. Clair County Resolution

To Whom It May Concern:

The St. Clair County Board of Commissioners approved the following Resolution 04-16 - Establishing a Brownfield Redevelopment Authority on July 28, 2004. A certified copy was sent at that time. However, it appears that the correct office at the state level never received it.

Please advise me if this needs to be sent to a different department and/or address. Thank you for your time.

Sincerely,

Marilyn Dunn  
County Clerk/Register of Deeds

PHONE: County Clerk (810) 985-2200 – FAX (810) 985-4796

*A Government of Service*



**ST. CLAIR COUNTY  
BOARD OF COMMISSIONERS'  
RESOLUTION 04-16**

WHEREAS, the Board of Commissioners, at its Regular Meeting of June 9, 2004, adopted a resolution declaring its intent to create a Brownfield Redevelopment Authority, pursuant to Michigan's Brownfield Redevelopment Financing Act (the "Act"), codified at MCLA 125.2651 *et. seq.*; and

WHEREAS, a public hearing having been held, after publication of notice in accordance with the requirements of the Act, at which citizens, taxpayers, officials from taxing jurisdictions whose millage may be subject to capture by the proposed Brownfield Redevelopment Authority, and owners of property within the County were given a right to be heard at the hearing with regard to the establishment of the Authority; and

WHEREAS, it appearing to the Board of Commissioners the County will benefit from the creation of a Brownfield Redevelopment Authority, as reimbursement for eligible activities conducted at eligible properties pursuant to Brownfield Redevelopment Plans approved by the Brownfield Redevelopment Authority and its creating municipality will encourage eligible activities and the redevelopment of environmentally and economically distressed properties for beneficial uses.

NOW, THEREFORE, BE IT RESOLVED:

1. A Brownfield Redevelopment Authority is hereby established, to exercise all powers available to it pursuant to the Act.
2. The Board of Directors of the Brownfield Redevelopment Authority shall be appointed by the Chairperson of the Board of Commissioners, subject to the approval of this Board. Not less than 5 nor more than 9 persons shall be appointed to the Board of Directors. Of the initial members appointed, an equal number shall be appointed for one, two, or three-year terms, to hold office until their respective successors are appointed and qualified. Thereafter, each member shall serve a three-year term.
3. The County Clerk shall file a copy of this resolution with the Michigan Secretary of State.

**DATED: July 28, 2004**

Reviewed and Approved As To Form By:

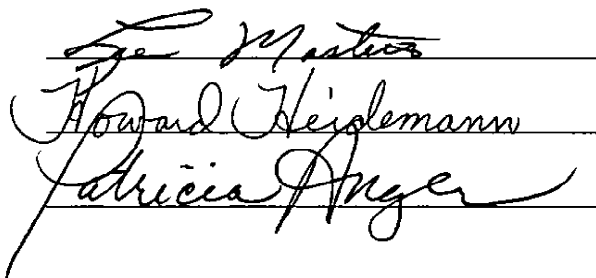
 (WLF)

GARY A. FLETCHER

County Corporation Counsel

522 Michigan

Port Huron, MI 48060



## NOTICE OF PUBLIC HEARING

### ST. CLAIR COUNTY BOARD OF COMMISSIONERS RESOLUTION 04-15

**WHEREAS**, pursuant to Michigan's Brownfield Redevelopment Financing Act (the Act), codified at MCLA 125.2651 *et. seq.*, the County is given authority to create a Brownfield Redevelopment Authority, to promote the revitalization of environmentally and economically distressed properties within its boundaries; and

**WHEREAS**, pursuant to the Act, Brownfield Redevelopment Authorities are granted authority to recapture certain tax revenues, thereby reimbursing the Authority, its creating municipality, and private parties for the costs incurred in eligible activities conducted at eligible properties pursuant to Brownfield Redevelopment Plans approved by the Brownfield Redevelopment Authority and its creating municipality, as well as funding a local site remediation revolving fund; and

**WHEREAS**, it appearing to the Board of Commissioners the County will benefit from the creation of such a Brownfield Redevelopment Authority, as reimbursement will encourage eligible activities and the redevelopment of environmentally and economically distressed properties for beneficial uses.

#### **NOW, THEREFORE, BE IT RESOLVED:**

1. It is the intention of the Board of Commissioners, as the governing body of St. Clair County, to create and provide for the operation of a Brownfield Redevelopment Authority, pursuant to the Act.

2. A public hearing on the adoption of a proposed resolution creating a Brownfield Redevelopment Authority shall be held at the Regular Meeting of the Board of Commissioners on **Wednesday, July 28, 2004, beginning at 6:00 p.m., at Kenoskee Township Hall, 4420 Kilgore Road, Avoca, MI 48006.** Citizens, taxpayers, officials from taxing jurisdictions whose millage may be subject to capture by the proposed Brownfield Redevelopment Authority, and owners of property within the County have a right to be heard at the hearing in regard to the establishment of the Authority.

3. The County Clerk is hereby directed to publish a notice of the public hearing, including the date, time, and place of the hearing, twice in the Times Herald, not less than 20 days nor more than 40 days before the date of the hearing.

**DATE ADOPTED: June 9, 2004**

Date Published: June 27, 2004  
July 4, 2004

Attachment D – Support Letters from Community Based Organizations



*Supporting members by fostering economic prosperity and promoting businesses through regional collaboration, advocacy, and member development since 1917.*

December 2, 2015

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

**Re: FY2016 U.S. EPA Brownfield Coalition Assessment Grant Proposal**

Dear Mr. Donaldson:

The Blue Water Area Chamber of Commerce is pleased to support the St. Clair County Brownfields Coalition (the Coalition) in their application for a U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments). The Chamber recognizes the tremendous opportunities a U.S. EPA Brownfield Assessment Coalition Grant would bring to St. Clair County and we are excited to support the Coalition and its members.

The grant will allow the Coalition to continue a significant brownfield revitalization program that was initiated with the 2010 EPA Brownfield Coalition Grant. The Blue Water Chamber is the largest chamber of commerce in Michigan's Thumb Region and has over 475 members throughout St. Clair County and Sanilac County. The Chamber was established in 1917, and its mission is to support its members by fostering economic prosperity and promoting businesses through regional collaboration, advocacy and member development. We are uniquely positioned to educate and inform our members about the benefits of redeveloping brownfield sites within our communities. Sites that are assessed can also be returned as green-space, which improves the environment and the quality of life for our community. The grant would significantly strengthen the revitalization efforts of the community and provide necessary incentives to bring new business into the region and eliminate the hazards associated with these sites.

The Chamber fully supports the submission of this grant. Thank you for considering our community for a Brownfield Coalition Assessment Grant.

Sincerely,

A handwritten signature in black ink, appearing to read "Thelma Castillo".

Thelma Castillo  
President and CEO



November 25, 2015

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

**Re: FY2016 U.S. EPA Brownfield Coalition Assessment Grant Proposal**

Dear Mr. Donaldson:

The Economic Development Alliance of St. Clair County is committed to efforts to rehabilitate blighted or contaminated sites within the County and serves the broader purpose of attracting investment and good paying jobs to the region. We understand that the St. Clair County Brownfields Coalition (The Coalition) is applying for a U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments) and we are excited to send this letter to support the Coalition.

St. Clair County is pleased to be a partner county along with Wayne County Edge in the Investing in Manufacturing Communities Partnership (IMCP). Automotive advanced manufacturing is the top industry in St. Clair County, hence our support of the IMCP designation. We support this request because we are charged with promoting real estate opportunities and need to ensure that industrial buildings are available, highly marketable and that development sites are free from encumbrances and suitable to industrial uses. For these reasons, our organization leads a proactive program to clean and prepare sites for reuse. To that end, the EDA will coordinate with the Coalition to use the grant to assess industrial properties that have real and perceived brownfield issues to overcome.

The grant will allow the Coalition to continue a significant brownfield revitalization program that was initiated with the 2010 EPA Brownfield Coalition Grant. Having the resources to assess abandoned and potentially contaminated industrial sites and to conduct cleanup planning allowing blighted and vacant sites to be returned as revenue generating businesses will bring relief to this area. Sites that are assessed can also be returned as green-space, which improves the environment and the quality of life for our community. The grant would significantly strengthen the revitalization efforts of the community and provide necessary incentives to bring new business into the region and eliminate the hazards associated with these sites.



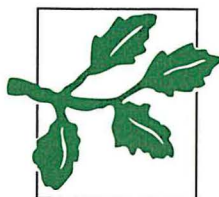
*Inspiring Innovation. Creating Commerce.*

Thank you for considering our community for a Brownfield Coalition Assessment Grant. I think you'll agree that the St. Clair County Brownfield Authority has developed a strong site assessment program that has leveraged \$160 million in private sector investment and generated significant employment since the receipt of our grant in 2010. Momentum has grown and your approval of this request will allow our communities to continue this important work.

Sincerely,

A handwritten signature in dark ink that reads "Daniel B. Casey".

Daniel B. Casey  
Chief Executive Officer



community foundation  
of St. Clair County

EXECUTIVE COMMITTEE

Donna M. Niester, Chair  
Michael J. Cansfield, Vice Chair  
Dr. Bassam H. Nasr, Secretary  
Roy W. Klecha, Jr., Treasurer  
William C. Gratto, Member at Large  
Jenifer Kusch, Member at Large  
Hale H. Walker, Member at Large  
Randy D. Maiers, President/CEO

TRUSTEES

Denise M. Brooks  
Michael J. Cansfield  
Rasha S. Demashkieh  
Don C. Fletcher  
Natalie Green  
William C. Gratto  
Steven L. Hill  
Michael L. Hulewicz  
Dr. Randa Jundi-Samman  
Roy W. Klecha, Jr.  
Gerald J. Kramer  
Jenifer Kusch  
Phyllis H. Ledyard  
Daniel G. Lockwood  
Randy D. Maiers  
Michael P. McCartan  
Janal L. Mossett  
Dr. Bassam H. Nasr  
Donna M. Niester  
William G. Oldford, Jr.  
Frank Poma  
Dr. Sushma Reddy  
F. William Schwarz III  
Douglas S. Touma  
Hale H. Walker  
Michael D. Wendling  
Catherine R. Wilkinson

November 30, 2015

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

**Re: FY2016 U.S. EPA Brownfield Coalition Assessment Grant Proposal**

Dear Mr. Donaldson:

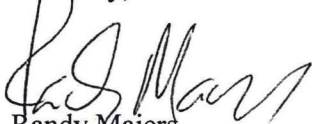
The Community Foundation of St. Clair County brings together donors and doers to address our region's opportunities and challenges and supports their efforts to make St. Clair County a better place to live, work and play.

Our goal is to help transform our communities by collaborating to tackle challenges facing our region and seizing upon new opportunities to make our county the best it can be. One new opportunity is a U.S. EPA Brownfields Assessment Grant, which the St. Clair County Brownfields Coalition is applying for. It is our pleasure to offer this letter supporting that application. The Community Foundation recognizes the tremendous opportunities a U.S. EPA Brownfield Assessment Coalition Grant would bring to St. Clair County. This grant will allow the Coalition to continue a significant brownfield revitalization program that was initiated with the 2010 EPA Brownfield Coalition Grant. It will provide resources to assess abandoned and potentially contaminated industrial sites for cleanup, allowing blighted and vacant sites to return as revenue generating businesses or as greenspace which improve the environment and quality of life for our community.

The Community Foundation manages multiple endowment funds that benefit every corner of St. Clair County. One way the area benefits is through the preservation, creation and on-going support of greenspaces such as the Blue Water River Walk. Located along the shores of the St. Clair River, it traverses land previously contaminated by industrial use. Our support leveraged multiple grants from federal agencies to restore native habitat. The Community Foundation understands Brownfields and looks to support this grant award by providing expertise in leveraging for additional support in the redevelopment of brownfields throughout the community.

Thank you for considering our community for a Brownfield Coalition Assessment Grant.

Sincerely,

  
Randy Maiers  
President



## **The Council on Aging, Inc.,** ***serving St. Clair County***

### **ADMINISTRATION OFFICE**

600 Grand River Avenue  
Port Huron, MI 48060  
Phone: (810) 987-8811

### **DISTRICT OFFICES:**

**PORT HURON SENIOR CENTER**  
600 Grand River Avenue  
Port Huron, MI 48060-3898  
Phone: (810) 984-5061

**WASHINGTON LIFE CENTER**  
403 N. Mary Street  
Marine City, MI 48039  
Phone: (810) 765-3523

**YALE SENIOR CENTER**  
3 First Street  
Yale, MI 48097  
Phone: (810) 387-3720

**CAPAC SENIOR CENTER**  
315 Meier Street  
Capac, MI 48014  
Phone: (810) 395-7889

November 30, 2015

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

### **Re: FY2016 U.S. EPA Brownfield Coalition Assessment Grant Proposal**

Dear Mr. Donaldson:

The Council on Aging, Inc., *serving St. Clair County* (CoA) recognizes the tremendous opportunities a U.S. EPA Brownfield Assessment Coalition Grant would bring to St. Clair County and we are offering our support to the St. Clair County Brownfields Coalition as they apply for a U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments).

The CoA was incorporated in 1968 as a private non-profit organization. The mission of the CoA is to keep seniors living independently for as long as possible and to avoid untimely institutionalization. The CoA wants to help seniors celebrate life and remain healthy. Poverty is an issue in the grant target area where 14% of the population is elderly. This sensitive population is disproportionately affected by exposures to contaminants which we would like to see eliminated. We provide an array of services to this population, but need your support to assist in the redevelopment of brownfield sites that surround these seniors.

Thank you for considering our community for a Brownfield Coalition Assessment Grant.

Sincerely,

  
Scott A. Crawford  
Executive Director





## Friends of the St. Clair River

PO Box 611496, Port Huron, MI, 48061

info@scriver.org • www.scriver.org

### Board of Directors

*Sheri J. Faust, President*

*David Sheldon, Vice President*

*Marcus Middleton, Member*

*Sarah Nelson, Member*

*Kirsten Lyons, Stewardship  
Director*

November 30, 2015

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

Re: FY2016 U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Donaldson:

Friends of the St. Clair River extends its support to the St. Clair County Brownfields Coalition application for a U.S. EPA Brownfield Assessment Coalition Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments). Friends recognizes the tremendous opportunities a U.S. EPA Brownfield Assessment Coalition Grant would bring to St. Clair County. We look forward to working with the Coalition and its members on the implementation of this project.

The St. Clair River was designated a Great Lakes Areas of Concern by the EPA as a result of decades of significant pollution sources. Bringing EPA assessment funding to the grant target area will benefit not only the community but the river and entire St. Clair River watershed. The St. Clair River AOC has received over \$8 million dollars of GLRI funding over the last few years towards removing several Beneficial Use Impairments. Although great progress has been made to remove the pollution sources, there is still more work to be done until the river's health is restored.

We are St. Clair County's lead watershed planning and advocacy agency with a strong education & outreach background. It is our mission to support the community's connection to the St. Clair River and advocate on behalf of our unique ecosystem. We are dedicated to showcasing the St. Clair River as a shining example of how community investment and partnership can create and sustain environmentally, socially and economically successful places.

Friends of the St. Clair River is in full support in the redevelopment of brownfields throughout the community. Thank you for considering this worthwhile project for funding.

Sincerely,

Sheri J. Faust  
President

*FRIENDS is the  
U.S. 501(c)(3) non-profit  
organization for the  
St. Clair River Binational  
Public Advisory Council  
supporting the St. Clair River  
Area of Concern*

***Our Water. Our Future. Ours to Protect.***





December 9, 2015

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

Re: FY2016 U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Donaldson:

The St. Clair River Binational Public Advisory Council (BPAC) extends its support to the St. Clair County Brownfields Coalition application for a U.S. EPA Brownfield Assessment Coalition Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments). BPAC recognizes the tremendous opportunities a U.S. EPA Brownfield Assessment Coalition Grant would bring to St. Clair County. We look forward to working with the Coalition and its members on the implementation of this project.

The St. Clair River was designated a Great Lakes Areas of Concern by the EPA as a result of decades of significant pollution sources. Bringing EPA assessment funding to the grant target area will benefit not only the community but the river and entire St. Clair River watershed. The St. Clair River AOC has received over \$8 million dollars of GLRI funding over the last few years towards removing several Beneficial Use Impairments (BUIs). Although great progress has been made to remove the pollution sources, there is still more work to be done until the river's health is restored.

The BPAC has been diligently working for more than a quarter century to develop and facilitate implementation of Remedial Action Plans for the St. Clair River. We actively plan and advocate for activities and monitoring which will lead to the delisting of the river as an Area of Concern. Remediation of brownfields can contribute directly to the improvement of conditions affecting BUIs including Restrictions on Fish and Wildlife Consumption.

The St. Clair River BPAC is in full support in the redevelopment of brownfields throughout the community. Thank you for considering this worthwhile project for funding.

Sincerely,

A handwritten signature in cursive script that reads "Patty Troy".

Patty Troy  
US Co-chair  
St. Clair River Binational Public Advisory Council



*A private-public partnership  
administered locally by the Macomb/St. Clair Workforce Development Board*

November 25, 2015

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

**Re: FY2016 U.S. EPA Brownfield Coalition Assessment Grant Proposal**

Dear Mr. Donaldson:

The Macomb/St. Clair Workforce Development Board recognizes the tremendous opportunities a U.S. EPA Brownfield Assessment Coalition Grant would bring to St. Clair County. We understand that the St. Clair County Brownfields Coalition (The Coalition) is applying for a U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments). We are excited to support the Coalition including members: St. Clair County BRA, St. Clair County Land Bank Authority, City of Marysville, and Port Huron Township. The St. Clair County BRA will act as lead member for the Coalition.

The grant will allow the Coalition to continue a significant brownfield revitalization program that was initiated with the 2010 EPA Brownfield Coalition Grant. Having the resources to assess abandoned and potentially contaminated industrial sites and to conduct cleanup planning allowing blighted and vacant sites to be returned as revenue generating businesses will bring relief to this area. Sites that are assessed can also be returned as green-space, which improves the environment and the quality of life for our community. The grant would significantly strengthen the revitalization efforts of the community and provide necessary incentives to bring new business into the region and eliminate the hazards associated with these sites.

The Macomb/St. Clair Workforce Development Board receives funding through federal and state grants to provide employment assistance and job training to eligible adults and youth in St. Clair County. The Board has worked with many industrial companies in the County and is interested in being involved in this Brownfield Coalition Assessment Grant.

Thank you for considering our community for a Brownfield Coalition Assessment Grant.

Sincerely,

John H. Bierbusse  
Executive Director  
Macomb/St. Clair Workforce Development Board

---

**ADMINISTRATIVE OFFICE**

VerKuijen Building  
21885 Dunham Road, Suite 11  
Clinton Township, MI 48036-1030  
(586) 469-5220  
FAX (586) 469-7488

**CUSTOMER CENTERS**

75 North River Road  
Mt. Clemens, MI 48063  
(586) 783-8700  
FAX (586) 469-5082

15950 12 Mile Road  
Roseville, MI 48066  
(586) 447-9200  
FAX (586) 447-9238

43630 Hayes Road  
Clinton Township, MI 48038  
(586) 263-1501  
FAX (586) 286-9517

100 McMorran Boulevard  
6th Floor  
Port Huron, MI 48060  
(810) 966-3300  
FAX (810) 966-3337

27850 Van Dyke  
Warren, MI 48093  
(586) 574-2170  
FAX (586) 576-0576

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

**Re: FY2016 U.S. EPA Brownfield Coalition Assessment Grant Proposal**

December 4, 2015

Dear Mr. Donaldson:

Michigan State University (MSU) Extension helps people improve their lives by bringing the vast knowledge resources of MSU directly to individuals, communities and businesses. For more than 100 years, MSU Extension has helped grow Michigan's economy by equipping Michigan residents with the information that they need to do their jobs better, raise healthy and safe families, build their communities and empower our children to dream of a successful future.

It is our pleasure to send this letter of support to you as the St. Clair County Brownfields Coalition applies for a U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments).

The grant will allow continuation of a significant brownfield revitalization program that was initiated with the 2010 EPA Brownfield Coalition Grant. That grant has improved the environment and the quality of life for our community. The 2016 grant would strengthen the revitalization efforts of the community and provide incentives to bring new business into the region.

MSUE provides non-formal educational opportunities in communities related to individual health, environmental health, agri-business and agricultural, youth development, community development, and economic development. As such, our organization's interest in this grant opportunity extends our interest in helping communities and individuals improve their lives where they live, work, and play.

Thank you for considering our community for a Brownfield Coalition Assessment Grant.

Sincerely,



Joseph Bixler, District Coordinator  
Michigan State University Extension



**District Office**

200 Grand River, Suite 102  
Port Huron, MI 48060

810-989-6309  
Fax: 810-985-3557





November 25, 2015

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

**Re: FY2016 U.S. EPA Brownfield Coalition Assessment Grant Proposal**

Dear Mr. Donaldson:

Blue Water Habitat for Humanity is part of a global, nonprofit housing organization operated on Christian principles that seeks to put God's love into action by building homes, communities and hope. Blue Water Habitat for Humanity is dedicated to eliminating substandard housing locally and worldwide through constructing, rehabilitating and preserving homes; by advocating for fair and just housing policies; and by providing training and access to resources to help families improve their shelter conditions. Habitat for Humanity was founded on the conviction that every man, woman and child should have a simple, durable place to live in dignity and safety, and that decent shelter in decent communities should be a matter of conscience and action for all.

We are offering a letter of support to the St. Clair County Brownfields Coalition because they are applying for a U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments). We are excited to support this cause in our community, as it will result in a better environment in which to live, work, and play.

In 2010, the County Brownfields Coalition was awarded a grant which resulted in a significant brownfield revitalization program. It brought much relief to our area by having the resources to assess abandoned and potentially contaminated industrial sites and to conduct cleanup planning. This allowed blighted and vacant sites to be returned as revenue generating businesses. Another exciting result is that assessed sites can also be returned as green-space, which improves the environment and the quality of life for our community.

The Blue Water Habitat for Humanity's vision is "a world where everyone has a decent place to live". When the grant is awarded, we look forward to supporting the Coalition by working to identify Brownfield properties that could be rehabilitated or reused for housing opportunities. Additionally, through our Restore program, we can assist with repurposing fixtures, building components, etc. that may come from Brownfield sites during demolition or rehabilitation to recognize a true sustainable approach to Brownfield Redevelopment.

Thank you for considering our community for a Brownfield Coalition Assessment Grant.

Sincerely,

Ernest C. Werth-Toward  
Executive Director





# Blue Water Community Action...

*Helping People.  
Changing Lives.*

302 Michigan Street, Port Huron, MI 48060

Phone: (810) 982-8541 • Fax (810) 982-7233

Website: [www.bwcaa.org](http://www.bwcaa.org)

November 30, 2015

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

**Re: FY2016 U.S. EPA Brownfield Coalition Assessment Grant Proposal**

Dear Mr. Donaldson:

Blue Water Community Action (BWCA) is excited to support the St. Clair County Brownfields Coalition's U.S. EPA Brownfield Assessment Coalition Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments).

For over 40 years the BWCA has successfully provided support to low-income individuals, seniors and families helping them to become economically self-sufficient. This support has focused on early childhood education, health and nutrition, new home construction, home repairs, financial counseling and emergency assistance. We fully support the submission of this grant. We look forward to the opportunity to improve the community for all of its residents.

The grant will allow the Coalition to continue a significant Brownfield Revitalization Program that was initiated with the 2010 EPA Brownfield Coalition Grant. Having the resources to assess abandoned and potentially contaminated industrial sites, and to conduct cleanup planning allowing blighted and vacant sites to be returned as revenue generating businesses would bring relief to this area. Sites that are assessed can also be returned as green-space, which improves the environment and the quality of life for our community. The grant would significantly strengthen the revitalization efforts of the community and provide necessary incentives to bring new business into the region and eliminate the hazards associated with these sites.

Thank you for considering our community for a Brownfield Coalition Assessment Grant.

Sincerely,

Sherry Archibald  
Deputy Director





## St. Clair County Community College

323 Erie Street, P.O. Box 5015, Port Huron, Michigan 48061-5015  
(810) 989-5545 • Fax (810) 989-5542 • [www.sc4.edu](http://www.sc4.edu)

*Office of the President*

December 7, 2015

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

### **Re: FY2015 U.S. EPA Brownfield Coalition Assessment Grant Proposal**

Dear Mr. Donaldson:

St. Clair County Community College (SC4) recognizes the tremendous opportunities a U.S. EPA Brownfield Assessment Coalition Grant would bring to St. Clair County. We understand that the St. Clair County Brownfield Coalition (Coalition) is applying for a U.S. EPA Brownfield Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments). We are pleased to support the Coalition and its members: St. Clair County BRA, St. Clair County Land Bank Authority, City of Marysville, and Port Huron Township.

The grant will allow the Coalition to continue a significant brownfield revitalization program which was initiated with the 2010 EPA Brownfield Coalition Grant. Having resources to assess abandoned and potentially-contaminated industrial sites and to conduct cleanup planning allows blighted and vacant sites to be returned as revenue-generating businesses. Sites that are assessed can also be returned as green-space that improves the environment and quality of life for our community. The grant would significantly strengthen the revitalization efforts of the community and provide necessary incentives to bring new business to the region.

Upon receipt of the grant award, SC4 has identified two (2) key areas of support for the Coalition: to act as a resource in sustainability and to provide workforce development opportunities through environmental education. SC4 serves as a leader in using sustainable endeavors to educate students and train job professionals for careers in the green field. The SC4 campus functions as a model for sustainable building concepts through its living labs, green roofs, solar panels, wind turbines, green retaining walls, sustainable parking lots, storm water management, and alternative heating and energy systems. SC4 looks forward to supporting the Coalition by offering these resources for application at brownfield sites throughout the County.

Thank you for considering our community for a Brownfield Coalition Assessment Grant.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin A. Pollock".

Kevin A. Pollock, Ph.D.  
President



## Port Huron **HOUSING** Commission

905 Seventh Street - Port Huron, Michigan 48060  
Phone: (810) 984-3173 "TDD" - Fax: (810) 984-6430

December 8, 2015

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

### **Re: FY2016 U.S. EPA Brownfield Coalition Assessment Grant Proposal**

Dear Mr. Donaldson:

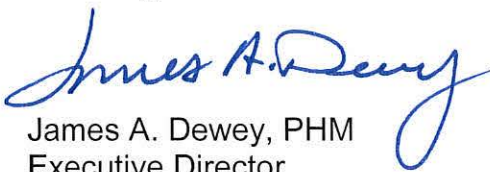
The Port Huron Housing Commission (Housing Commission) is very interested in addressing areas of contamination throughout our community. By HUD regulation and City of Port Huron ordinance, the Port Huron Housing Commission is charged with providing decent, safe, and sanitary dwellings without overcrowding for those families and seniors who lack the amount of income necessary to provide these accommodations on their own. In line with this charge, the Housing Commission operates low-income housing assistance rental programs for families and seniors through the Department of Housing and Urban Development (HUD). It operates on funding received solely from rental income and federal housing subsidies. All rental or assistance amounts are based on household gross income less applicable deductions.

Please accept this letter of support for your application for a U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments). We are excited to be a part of the revitalization efforts of the community, and realize that the grant would strengthen those efforts. It would bring relief to this area, and provide incentives to bring new business into the region, as well as improve the properties already existing in the County.

The Housing Commission supports the St. Clair County Brownfields Coalition's proposal and we look forward to assisting the Coalition in their efforts.

Thank you for considering our community for a Brownfield Coalition Assessment Grant.

Sincerely,

  
James A. Dewey, PHM  
Executive Director

Commissioners: Donna K. Schwartz - Jane E. O'Sullivan - Shane L. Hernandez - Michael Bacheller - William E. Smith



**Equal Housing Opportunity**  
**Equal Opportunity Employer**



## Hispanic Council of St. Clair County

December 7, 2015

Mr. Geoffrey A. Donaldson, AICP, Senior Planner  
St. Clair County Brownfield Coalition  
c/o St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue, Suite 202  
Port Huron, Michigan 48060

### Re: FY2016 U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Donaldson:

The Hispanic Council of St. Clair County (Hispanic Council) recognizes the tremendous opportunities a U.S. EPA Brownfield Assessment Coalition Grant would bring to St. Clair County. We understand that the St. Clair County Brownfields Coalition (The Coalition) is applying for a U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments). We are excited to support the Coalition including members: St. Clair County BRA, St. Clair County Land Bank Authority, City of Marysville, and Port Huron Township. The St. Clair County BRA will act as lead member for the Coalition.

The grant will allow the Coalition to continue a significant brownfield revitalization program that was initiated with the 2010 EPA Brownfield Coalition Grant. Having the resources to assess abandoned and potentially contaminated industrial sites, and to conduct cleanup planning allowing blighted and vacant sites to be returned as revenue generating businesses will bring relief to this area. Sites that are assessed can also be returned as green-space, which improves the environment and the quality of life for our community. The grant would significantly strengthen the revitalization efforts of the community and provide necessary incentives to bring new business into the region and eliminate the hazards associated with these sites.

The Hispanic Council **is in support** of the Coalition's application for the assessment grant and the continued success of the Brownfield Program. Once awarded, the Council will work with the Coalition by **informing and educating** the County's minority Hispanic and Latino residents about brownfields in their community and the resources available to address and identify these sites. Additionally, the Council may assist the Coalition by helping to insure **meeting announcements and informational pieces** are **distributed** in establishments and locations where the affected population will be able to access the information. We also look forward to the opportunity to help potentially **bring buyers to the table** to help clean up Brownfield Sites and bring them back into productive reuse.

The Hispanic Council is in support of the Coalition's application for the assessment grant and the continued success of the Brownfield Program. Thank you for considering our community for a Brownfield Coalition Assessment Grant.

Sincerely,  
*Jose Pena*  
Jose Pena  
Hispanic Council Chairperson

**Regional Clearinghouse File No: EN 114777**

December 17, 2015

Mr. Geoffrey Donaldson, Director  
St Clair County and its Brownfield Redevelopment Authority  
200 Grand River Ave, Ste 202  
Port Huron, MI 48060

This is to acknowledge receipt of your complete application which you have submitted for review, according to Michigan Federal Project Review System guidelines developed in response to Presidential Executive Order 12372 - Intergovernmental Review of Federal Programs - or according to other state or federal guidelines.

**Funding Agency/Program:** Environmental Protection Agency  
Brownfields Assessment Grants

**Project Title:** Community Wide Assessment - Assessment of Potential Petroleum and Hazardous Substances, Contaminated Brownfields in St. Clair County, Michigan.

Please direct any questions you may have concerning this review to the following SEMCOG staff person:

**Ed Hug, Regional Review Office, at (313) 324-3335.**

A Regional Clearinghouse review will be completed by **Jan 16, 2016**, within the federal time limits.

The following agencies will be contacted for their comments during the review period:

SEMCOG/Plan and Policy Development/CEDS

Please supply them with appropriate information, if requested, to expedite the review process.

**Note:** Applicant is responsible for providing all comments they receive to the funding agency.

For information on intergovernmental review in Michigan go to <http://www.semcog.org/About-SEMCOG/What-We-Do/Clearinghouse-Review>

1001 Woodward, Suite 1400 • Detroit, Michigan 48226 • (313) 961-4266 • Fax (313) 961-4869 • [www.semcog.org](http://www.semcog.org)

Attachment E – Letters from St. Clair County Brownfield Coalition Members





## COUNTY OF ST. CLAIR



### **Brownfield Redevelopment Authority**

DAN CASEY, CHAIRMAN

November 25, 2015

Mr. Geoffrey E. Donaldson, AICP, Senior Planner  
St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue; Suite 202  
Port Huron, MI 48060

### **Re: Coalition for FY2016 U.S. EPA Brownfields Assessment Grant Application**

Dear Mr. Donaldson:

The St. Clair County Brownfield Redevelopment Authority (SCCBRA) is pleased to affirm its participation as the lead coalition member in the St. Clair County Brownfields Coalition (the Coalition). The Coalition is applying for a U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments). The SCCBRA welcomes the following members who have agreed to join together to create the coalition: St. Clair County BRA, St. Clair County Land Bank Authority, City of Port Huron, Port Huron Township, and City of Marysville.

The St. Clair County Brownfield Redevelopment Authority is an eligible entity as a redevelopment agency sanctioned by the state and will act at the lead coalition member. As a recipient of a FY2010 Coalition Assessment Grant and the lead coalition member for this grant, the Coalition has had many successes; however, there are still many sites that were not able to be addressed. We are hopeful that our Coalition for this application will receive additional funding to continue the significant progress we have made to-date in our communities.

If you have any questions or need additional information please contact me at (810) 989-6950.

Sincerely,

Mr. Dan Casey  
Chairman  
St. Clair County Brownfield Redevelopment Authority





## COUNTY OF ST. CLAIR



Office of the Treasurer

KELLY M. ROBERTS-BURNETT  
Treasurer

MOLLY T. CROREY  
Deputy Treasurer

December 7, 2015

Mr. Geoffrey E. Donaldson, AICP, Senior Planner  
St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue; Suite 202  
Port Huron, MI 48060

**Re: Coalition for FY2016 U.S. EPA Brownfields Assessment Grant Application**

Dear Mr. Donaldson:

The St. Clair County Land Bank Authority (LBA) is pleased to affirm its participation in the St. Clair County Brownfields Coalition (the Coalition). The Coalition is applying for a U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments). We are excited to be part of the coalition for this application including fellow members: St. Clair County BRA, St. Clair County Land Bank Authority, City of Port Huron, Port Huron Township, and City of Marysville. The St. Clair County BRA will act as lead member for the Coalition.

The St. Clair County LBA is an eligible entity as a land clearance authority and strongly supports the Coalition's application for the assessment grant. The Land Bank Authority believes that it can play a critical role in working with the Coalition to implement a successful brownfield redevelopment program. The LBA is a unique agency that can stabilize neighborhoods by acquiring and holding property relinquished through tax foreclosure. Receipt of this grant will allow assessment of properties that would be acquired by the LBA.

If you have any questions or need additional information please contact me at (810) 989-6915.

Sincerely,

Kelly Roberts-Burnett, CPA, MBA, CGMA  
St. Clair County Treasurer  
Chair of the St. Clair County Land Bank Authority

**ST. CLAIR COUNTY BOARD OF COMMISSIONERS  
RESOLUTION 09-28**

**APPROVING THE INTERGOVERNMENTAL AGREEMENT  
ESTABLISHING THE ST. CLAIR COUNTY LAND BANK AUTHORITY**

**WHEREAS**, the Michigan Land Bank Fast Track Authority ("Authority") was created as a public body corporate and politic with the Michigan Department of Energy, Labor and Economic Growth, a principal department of the executive branch of the state government, under the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, and is authorized to enter into an intergovernmental agreement with a county foreclosing governmental unit providing for the creation of a county authority to exercise the powers, duties, functions, and responsibilities of an authority under that act; and,

**WHEREAS**, the Treasurer of the County of St. Clair, Michigan is a foreclosing governmental unit under the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, and Section 78 of The General Property Tax Act, 1893 PA 206, MCL 211.78; and,

**WHEREAS**, the Authority and the Treasurer and the Board of Commissioners of the County of St. Clair, Michigan seek to establish a county authority for St. Clair County, as a separate legal entity and as a public body to exercise with in St. Clair County, Michigan the powers, duties, functions and responsibilities of an authority under the Land Bank Fast Track Act, 2003 PA 258, MCL 124.774.

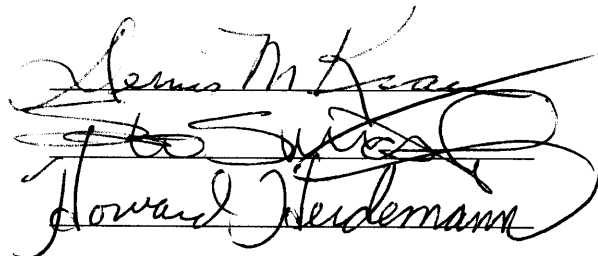
**NOW, THEREFORE, BE IT RESOLVED** that the St. Clair County Board of Commissioners approves the proposed Intergovernmental Agreement attached hereto as Exhibit 1 between the Michigan Land Bank Fast Track Authority and the Treasurer of the County of St. Clair, Michigan creating the St. Clair County Land Bank Authority subject if necessary, to technical, typographical, or non-substantial modifications approved by the executive Director of, or legal counsel for, the Michigan Land Bank Fast Track Authority before the effective date of the Intergovernmental Agreement.

**DATED:**       **July 1, 2009**

Reviewed and Approved As To Form By:



GARY A. FLETCHER  
County Corporation Counsel  
522 Michigan  
Port Huron, MI 48060



**Office of the City Manager**

Phone: (810) 984-9740 • Fax: (810) 982-0282

[www.porthuron.org](http://www.porthuron.org)

December 8, 2015

Mr. Geoffrey E. Donaldson, AICP, Senior Planner  
St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue; Suite 202  
Port Huron, MI 48060

**Re: Coalition for FY2016 U.S. EPA Brownfields Assessment Grant Application**

Dear Mr. Donaldson:

The City of Port Huron is very pleased to affirm its participation in the St. Clair County Brownfields Coalition (the Coalition). The Coalition is applying for a community-wide U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments). We are excited to be part of the coalition for this application including fellow members: St. Clair County Brownfield Redevelopment Authority (SCCBRA), St. Clair County Land Bank Authority, City of Marysville, and Port Huron Township. We understand that the SCCBRA will act as lead member for the Coalition.

The planned use of this coalition assessment grant is to fund the identification and assessment of brownfields and to plan for the remediation and redevelopment of potentially contaminated sites. The focus area of the coalition grant, which stretches from the northern border of the City of Port Huron into the City of Marysville to our south, is adjacent and contiguous to the St. Clair River (designated a Great Lakes Area of Concern by the U.S. EPA). While Great Lakes Regional Initiative (GLRI) funding has been recently awarded in many locations throughout St. Clair County, the focus area of the coalition grant has seen at least four GLRI projects recently and has other top priority GLRI projects planned. We look forward addressing the U.S. EPA Regional Priority of delisting the St. Clair River of Concern by leveraging the efforts of the Coalition with active and planned GLRI projects in the Area of Concern.

The City of Port Huron is an eligible entity as a General Purpose Unit of Local Government and strongly supports the Coalition's application for the assessment grant. The City of Port Huron previously participated as a coalition member during the implementation of a FY2010 Coalition Assessment Grant which benefited from several sites being assessed by this grant. However, even with these successes, our community has the largest number of brownfield sites that remain to be assessed and redeveloped and look forward to a successful application for additional funding.

If you have any questions or need additional information please contact David Haynes, Planning Director at (810) 984-9735.

Sincerely,

James R. Freed  
City Manager





# CITY OF MARYSVILLE

1111 DELAWARE AVE. MARYSVILLE, MI 48040 (810)-364-6613

Mr. Geoffrey E. Donaldson, Director  
St. Clair County Brownfield Redevelopment Authority  
200 Grand River Avenue; Suite 202  
Port Huron, MI 48060

## **Re: Coalition for FY2016 U.S. EPA Brownfields Assessment Grant Application**

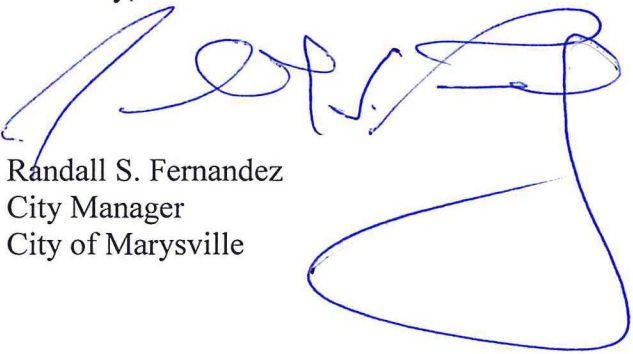
Dear Mr. Donaldson:

The City of Marysville is pleased to affirm its participation in the St. Clair County Brownfields Coalition (the Coalition). The Coalition is applying for a U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments). We are excited to be part of the coalition for this application including fellow members: St. Clair County BRA, St. Clair County Land Bank Authority, City of Port Huron, and Port Huron Township. The St. Clair County BRA will act as lead member for the Coalition.

As a member of the Brownfield Coalition that came together in 2010, the City of Marysville has seen first-hand the potential of having a Brownfield Program with seed money in the way of assessment funding. Having a former coal-fueled power plant in our community that is going through the redevelopment process we are excited to have this site cleaned up and put back into productive reuse. That being said, even with these successes, our community has many brownfield sites that remain to be assessed and redeveloped and we look forward to a successful application for additional funding.

The City of Marysville is an eligible entity as a General Purpose Unit of Local Government and strongly supports the Coalition's application for the assessment grant. If you have any questions or need additional information please contact me at (810) 455-1312.

Sincerely,

  
Randall S. Fernandez  
City Manager  
City of Marysville



# CHARTER TOWNSHIP OF PORT HURON

3800 Lapeer Road  
Port Huron Twp., Michigan 48060

Phone: (810) 987-6600  
Fax: (810) 987-6712

Mr. Geoffrey E. Donaldson, AICP, Senior Planner  
St. Clair County Metropolitan Planning Commission  
200 Grand River Avenue; Suite 202  
Port Huron, MI 48060

**Re: Coalition for FY2016 U.S. EPA Brownfields Assessment Grant Application**

Dear Mr. Donaldson:

The Charter Township of Port Huron is pleased to affirm its participation in the St. Clair County Brownfields Coalition (the Coalition). The Coalition is applying for a U.S. EPA Brownfields Assessment Grant in the amount of \$500,000 (\$300,000 hazardous substances and \$200,000 petroleum assessments). We are excited to be part of the coalition for this application including fellow members: St. Clair County BRA, St. Clair County Land Bank Authority, City of Port Huron, and City of Marysville. The St. Clair County BRA will act as lead member for the Coalition.

The Charter Township of Port Huron is an eligible entity as a General Purpose Unit of Local Government and strongly supports the Coalition's application for the assessment grant. The Charter Township of Port Huron previously participated as a coalition member during the implementation of a FY2010 Coalition Assessment Grant which benefited from several sites being assessed by this grant. However, even with these successes, our community has many brownfield sites that remain to be assessed and redeveloped and we look forward to a successful application for additional funding.

If you have any questions or need additional information please contact me at (810) 987-6600.

Sincerely,

Robert Lewandowski, Jr.  
Supervisor  
Charter Township of Port Huron

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

St. Clair County Brownfield Redevelopment Authority

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

38-6006420

\* c. Organizational DUNS:

0698236150000

### d. Address:

\* Street1:

200 Grand River Avenue

Street2:

Suite 202

\* City:

Port Huron

County/Parish:

St. Clair County

\* State:

MI: Michigan

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

48060-4017

### e. Organizational Unit:

Department Name:

Metropolitan Planning Commiss

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Geoffrey

Middle Name:

\* Last Name:

Donaldson

Suffix:

Title:

Senior Planner

Organizational Affiliation:

Metropolitan Planning Commission

\* Telephone Number:

810-989-6950

Fax Number:

810-966-2892

\* Email:

gdonaldson@stclaircounty.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

U.S. EPA Coalition Hazardous Substances and Petroleum Assessment Grant Proposal - assessment of potential petroleum and hazardous substance contaminated brownfields in St. Clair County, MI.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="500,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="500,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: